

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/91 Fellows Road, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,295,000

Median sale price

Median price

\$1,527,500

Property Type

House

Suburb

Point Lonsdale

Period - From

01/10/2021

to

30/09/2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	82 Fellows Rd POINT LONSDALE 3225	\$1,595,000	27/05/2022
2	179b Fellows Rd POINT LONSDALE 3225	\$1,295,000	28/01/2022
3	3/38 Fellows Rd POINT LONSDALE 3225	\$1,202,500	26/02/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

01/12/2022 15:31



Property Type: Unit

Land Size: 290 sqm approx

Agent Comments

Immaculately constructed and exquisitely designed, this coastal abode combines low maintenance living with beachside luxury. Elevated ceilings and a free-flowing layout create a magnificent sense of space and welcomes light into every corner of the home.

Comparable Properties



82 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,595,000

Method: Private Sale

Date: 27/05/2022

Property Type: House

Land Size: 851 sqm approx



179b Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,295,000

Method: Private Sale

Date: 28/01/2022

Property Type: House

Land Size: 439 sqm approx



3/38 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,202,500

Method: Private Sale

Date: 26/02/2022

Property Type: Unit