## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	2/91 Fellows Road, Point Lonsdale Vic 3225
Including suburb or	
locality and postcode	

#### 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	Pro	perty 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

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



Date of sale



Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

> **Indicative Selling Price** \$1,295,000

**Median House Price** Year ending September 2022: \$1,527,500

Land Size: 290 sqm approx

**Agent Comments** 

Property Type: Unit



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) **---** 3

Price: \$1,595,000 Method: Private Sale Date: 27/05/2022 Property Type: House Land Size: 851 sqm approx **Agent Comments** 



179b Fellows Rd POINT LONSDALE 3225

(REI/VG)



Price: \$1,295,000 Method: Private Sale Date: 28/01/2022 Property Type: House Land Size: 439 sqm approx **Agent Comments** 

**Agent Comments** 



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





Price: \$1,202,500

Method: Private Sale Date: 26/02/2022 Property Type: Unit

Account - Kerleys Coastal RE | P: 03 52584100





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