

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

5 Egerton Street, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$2,100,000

Median sale price

Median price \$1,595,000

Property Type House

Suburb Point Lonsdale

Period - From 20/03/2022

to

19/03/2023

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	84 Kirk Rd POINT LONSDALE 3225	\$2,650,000	17/01/2023
2	1 Arkins St POINT LONSDALE 3225	\$2,330,000	19/02/2022
3	22 Lockwood St POINT LONSDALE 3225	\$2,125,000	16/07/2022

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:

20/03/2023 12:40



 3  2  1

Property Type: House
Land Size: 490 sqm approx
Agent Comments

Indicative Selling Price

\$2,100,000

Median House Price

20/03/2022 - 19/03/2023: \$1,595,000

Comparable Properties



84 Kirk Rd POINT LONSDALE 3225 (REI)

Agent Comments

 3  2  2

Price: \$2,650,000
Method: Private Sale
Date: 17/01/2023
Property Type: House
Land Size: 681 sqm approx



1 Arkins St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  1

Price: \$2,330,000
Method: Auction Sale
Date: 19/02/2022
Property Type: House (Res)
Land Size: 536 sqm approx



22 Lockwood St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,125,000
Method: Private Sale
Date: 16/07/2022
Property Type: House
Land Size: 884 sqm approx