

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

16 Shearwater Grove, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$1,095,000 & \$1,190,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Point Lonsdale

Period - From 01/10/2023 to 30/09/2024 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	8 Wirilda Way POINT LONSDALE 3225	\$1,100,000	26/08/2024
2	20 Wirilda Way POINT LONSDALE 3225	\$1,170,000	07/05/2024
3	9 Ironbark St POINT LONSDALE 3225	\$1,160,000	14/03/2024

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:

26/11/2024 12:19

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Indicative Selling Price

\$1,095,000 - \$1,190,000

Median House Price

Year ending September 2024: \$1,200,000



 4  2  2

Property Type: House

Land Size: 448 sqm approx

Agent Comments

Comparable Properties



8 Wirilda Way POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,100,000

Method: Private Sale

Date: 26/08/2024

Property Type: House

Land Size: 419 sqm approx



20 Wirilda Way POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,170,000

Method: Private Sale

Date: 07/05/2024

Property Type: House

Land Size: 420 sqm approx



9 Ironbark St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,160,000

Method: Private Sale

Date: 14/03/2024

Property Type: House (Res)

Land Size: 392 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100