Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 61 Kirk Road, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,280,000		&		\$1,320,000				
Median sale p	rice								
Median price	\$1,825,000	Pro	operty Type	Hou	se		Suburb	Point Lonsdale	
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	84 Kirk Rd POINT LONSDALE 3225	\$2,650,000	17/01/2023
2	5 Gill Rd POINT LONSDALE 3225	\$2,405,000	02/02/2022
3	20 Norman Cr POINT LONSDALE 3225	\$1,210,000	22/05/2023

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:

07/07/2023 14:58









Property Type: House Land Size: 524 sqm approx Agent Comments Indicative Selling Price \$1,280,000 - \$1,320,000 Median House Price March quarter 2023: \$1,825,000

Comparable Properties



84 Kirk Rd POINT LONSDALE 3225 (REI)



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

5 Gill Rd POINT LONSDALE 3225 (VG)

Agent Comments



Price: \$2,405,000 Method: Sale Date: 02/02/2022 Property Type: House (Res) Land Size: 668 sqm approx



20 Norman Cr POINT LONSDALE 3225 (REI) Agent Comments



Price: \$1,210,000 Method: Private Sale Date: 22/05/2023 Property Type: House Land Size: 668 sqm approx

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.