

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

61 Kirk Road, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$1,280,000 & \$1,320,000

Median sale price

Median price \$1,825,000 Property Type House Suburb Point Lonsdale

Period - From 01/01/2023 to 31/03/2023 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	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



2
 1
 1

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)

Agent Comments

3
 2
 2

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

5 Gill Rd POINT LONSDALE 3225 (VG)

Agent Comments

3
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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

3
 2
 2

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

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