

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 4 Shearwater Grove, 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

Range between \$595,000 & \$650,000

Median sale price

Median price \$585,000 Property Type Vacant land Suburb Point Lonsdale

Period - From 25/10/2023 to 24/10/2024 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	40-44 Saltbush Cirt POINT LONSDALE 3225	\$608,000	08/10/2024
2	20 Crookhaven St POINT LONSDALE 3225	\$510,000	11/05/2024
3	101 Coquina Dr POINT LONSDALE 3225	\$650,000	21/04/2024

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: 25/10/2024 16:03