

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

4 Egerton Street, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$2,250,000

Median sale price

Median price \$780,000

Property Type Vacant land

Suburb Point Lonsdale

Period - From 26/03/2023

to 25/03/2024

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 eighteen 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	Lot/2 Egerton St POINT LONSDALE 3225	\$2,250,000	27/04/2023
2	42 Phelan St POINT LONSDALE 3225	\$1,200,000	29/03/2023
3			

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 eighteen months.~~

This Statement of Information was prepared on:

26/03/2024 14:44



Property Type: House (Res)

Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price

\$2,250,000

Median Land Price

26/03/2023 - 25/03/2024: \$780,000

Comparable Properties



Lot/2 Egerton St POINT LONSDALE 3225 (REI) **Agent Comments**



Price: \$2,250,000

Method: Private Sale

Date: 27/04/2023

Property Type: Land

Land Size: 836.12 sqm approx



42 Phelan St POINT LONSDALE 3225 (REI/VG) **Agent Comments**



Price: \$1,200,000

Method: Private Sale

Date: 29/03/2023

Property Type: Land

Land Size: 719 sqm approx

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 eighteen months.

Account - Kerleys Coastal RE | P: 03 52584100