

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

1 Nicholas Court, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$1,527,500

Property Type House

Suburb Point Lonsdale

Period - From 01/10/2021

to 30/09/2022

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	157 Point Lonsdale Rd POINT LONSDALE 3225	\$3,750,000	22/01/2022
2	6 Loch St POINT LONSDALE 3225	\$3,500,000	19/07/2022
3	3 Elizabeth St POINT LONSDALE 3225	\$2,510,000	05/11/2022

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:

22/12/2022 10:27



Property Type:

Land Size: 611 sqm approx

Agent Comments

So close to the shoreline you can hear the waves tumbling over the sand, this superbly positioned beach house is located in one of Point Lonsdale's finest streets.

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

Year ending September 2022: \$1,527,500

Comparable Properties



157 Point Lonsdale Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$3,750,000

Method: Private Sale

Date: 22/01/2022

Property Type: House

Land Size: 552 sqm approx



6 Loch St POINT LONSDALE 3225 (VG)

Agent Comments



Price: \$3,500,000

Method: Sale

Date: 19/07/2022

Property Type: House (Res)

Land Size: 611 sqm approx



3 Elizabeth St POINT LONSDALE 3225 (REI)

Agent Comments



Price: \$2,510,000

Method: Private Sale

Date: 05/11/2022

Property Type: House

Land Size: 620 sqm approx