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	16 Laker Drive, 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

Median sale price

Median price	\$1,155,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/01/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	16 Bailey St POINT LONSDALE 3225	\$1,925,000	26/09/2024
2	43 Point Lonsdale Rd POINT LONSDALE 3225	\$2,100,000	18/09/2024
3	1 Bowen Rd POINT LONSDALE 3225	\$2,500,000	01/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	10/02/2025 16:55









Property Type: House Land Size: 533 sqm approx

Agent Comments

Indicative Selling Price \$2,100,000 - \$2,300,000 **Median House Price** Year ending December 2024: \$1,155,000

Comparable Properties



16 Bailey St POINT LONSDALE 3225 (REI/VG)

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Agent Comments

Price: \$1,925,000 Method: Private Sale Date: 26/09/2024 Property Type: House Land Size: 601 sqm approx

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







Agent Comments

Price: \$2,100,000 Method: Private Sale Date: 18/09/2024 Property Type: House Land Size: 550 sqm approx



1 Bowen Rd POINT LONSDALE 3225 (VG)



Agent Comments

Price: \$2,500,000 Method: Sale Date: 01/07/2024

Property Type: House (Res) Land Size: 769 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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