

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

5 Clubhouse Drive, Point Lonsdale Vic 3225

Indicative selling price

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

Single price

\$1,675,000

Median sale price

Median price

\$1,530,000

Property Type

House

Suburb

Point Lonsdale

Period - From

01/01/2022

to

31/12/2022

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	7 Phelan St POINT LONSDALE 3225	\$1,980,000	15/09/2022
2	7 Patching St POINT LONSDALE 3225	\$1,950,000	09/01/2023
3	19 Patching St POINT LONSDALE 3225	\$1,850,000	11/11/2021

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:

17/01/2023 09:27

5 Clubhouse Drive, Point Lonsdale Vic 3225



Damian Cayzer

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Indicative Selling Price

\$1,675,000

Median House Price

Year ending December 2022: \$1,530,000



3 2 2

Property Type: House

Land Size: 537 sqm approx

Agent Comments

Comparable Properties



7 Phelan St POINT LONSDALE 3225 (REI)

Agent Comments

4 2 2

Price: \$1,980,000

Method: Private Sale

Date: 15/09/2022

Property Type: House

Land Size: 696 sqm approx



7 Patching St POINT LONSDALE 3225 (REI)

Agent Comments

3 2 2

Price: \$1,950,000

Method: Private Sale

Date: 09/01/2023

Property Type: House

Land Size: 526 sqm approx



19 Patching St POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 2 2

Price: \$1,850,000

Method: Private Sale

Date: 11/11/2021

Property Type: House

Land Size: 496 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100



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