

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 2/15 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

Single price \$1,395,000

Median sale price

Median price \$1,170,000

Property Type House

Suburb Point Lonsdale

Period - From 01/04/2024

to 30/06/2024

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	69 Buckleys Rd POINT LONSDALE 3225	\$1,300,000	15/06/2024
2	1/18 Glaneuse Rd POINT LONSDALE 3225	\$1,345,000	29/02/2024
3	149A Fellows Rd POINT LONSDALE 3225	\$1,325,000	23/05/2023

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:

30/07/2024 11:05



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Rooms: 6
Property Type: Townhouse
(Single)
[Agent Comments](#)

Indicative Selling Price
\$1,395,000
Median House Price
June quarter 2024: \$1,170,000

Comparable Properties



69 Buckleys Rd POINT LONSDALE 3225 (REI) [Agent Comments](#)

 4  1  1

Price: \$1,300,000
Method: Private Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 527 sqm approx



1/18 Glanouse Rd POINT LONSDALE 3225 (REI) [Agent Comments](#)

 3  1  2

Price: \$1,345,000
Method: Private Sale
Date: 29/02/2024
Property Type: House
Land Size: 304 sqm approx



149A Fellows Rd POINT LONSDALE 3225 (VG) [Agent Comments](#)

 3  -  -

Price: \$1,325,000
Method: Sale
Date: 23/05/2023
Property Type: House (Res)
Land Size: 418 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100