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

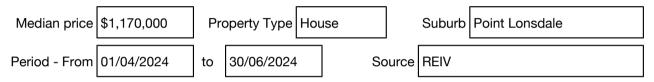
2/15 Laker Drive, Point Lonsdale Vic 3225

Indicative selling price

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|-------------------------|-----------|---------------------|-----------------|
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| For the meaning of this | phice 3cc | consumer.vic.gov.au | / under quoting |

Single price \$1,395,000

Median sale price



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



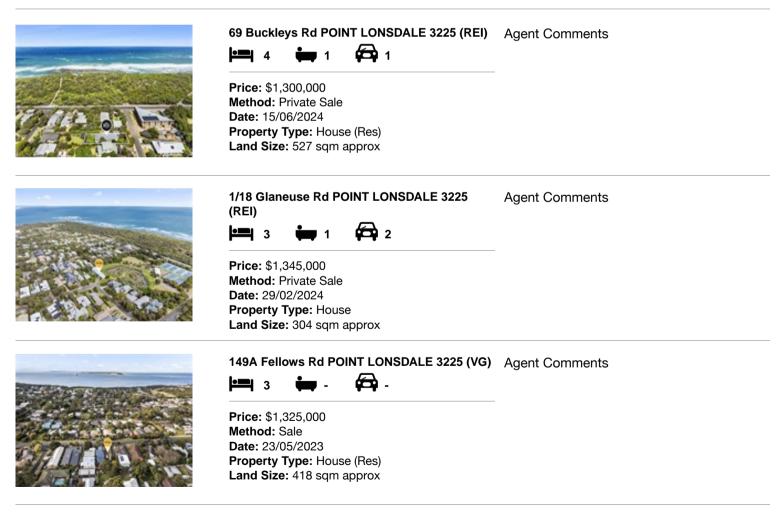






Rooms: 6 Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$1,395,000 Median House Price June quarter 2024: \$1,170,000

Comparable Properties



Account - Kerleys Coastal RE | P: 03 52584100





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