

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

3/33 Point Lonsdale Road, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$840,000 & \$880,000

Median sale price

Median price \$1,485,000 Property Type House Suburb Point Lonsdale

Period - From 01/04/2021 to 31/03/2022 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	12b Simpson St POINT LONSDALE 3225	\$1,485,000	22/04/2021
2	216 Point Lonsdale Rd POINT LONSDALE 3225	\$1,380,000	15/12/2021
3	1/5 Simpson St POINT LONSDALE 3225	\$880,000	07/01/2022

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:

24/06/2022 10:56



 2  1  1

Property Type: Unit

Agent Comments

So close to the ocean you can smell the salt air – this easy going unit is just 5 doors from the Point Lonsdale Lighthouse, 8 doors from the buzzing town centre and a few steps from the beach.

Indicative Selling Price

\$840,000 - \$880,000

Median House Price

Year ending March 2022: \$1,485,000

Comparable Properties



12b Simpson St POINT LONSDALE 3225 (REI) **Agent Comments**

 4  2  -

Price: \$1,485,000

Method: Private Sale

Date: 22/04/2021

Property Type: House

Land Size: 313 sqm approx



216 Point Lonsdale Rd POINT LONSDALE 3225 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,380,000

Method: Private Sale

Date: 15/12/2021

Property Type: House

Land Size: 860 sqm approx



1/5 Simpson St POINT LONSDALE 3225 (REI/VG) **Agent Comments**

 2  1  1

Price: \$880,000

Method: Private Sale

Date: 07/01/2022

Property Type: Townhouse (Single)