

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

9 Warwick Hill Drive, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$1,295,000

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	23 Warwick Hill Dr POINT LONSDALE 3225	\$1,820,000	04/12/2021
2	19 Emily St POINT LONSDALE 3225	\$1,450,000	28/04/2022
3	3/1 Warwick Hill Dr POINT LONSDALE 3225	\$1,150,000	20/01/2022

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:

01/06/2022 16:13



 3  1  2

Property Type: House (Previously

Occupied - Detached)

Land Size: 647 sqm approx

Agent Comments

Perfectly positioned for the golf enthusiast and within a leisurely walk from Point Lonsdale's main beach and shopping precinct, this warm and welcoming brick veneer home is situated on a generous corner allotment.

Comparable Properties

23 Warwick Hill Dr POINT LONSDALE 3225 (VG)

Agent Comments

 4  -  -

Price: \$1,820,000

Method: Sale

Date: 04/12/2021

Property Type: House (Res)

Land Size: 435 sqm approx



19 Emily St POINT LONSDALE 3225 (REI)

Agent Comments

 3  3  2

Price: \$1,450,000

Method: Private Sale

Date: 28/04/2022

Property Type: House

Land Size: 424 sqm approx



3/1 Warwick Hill Dr POINT LONSDALE 3225 (REI/VG)

Agent Comments

 2  1  1

Price: \$1,150,000

Method: Private Sale

Date: 20/01/2022

Property Type: House

Land Size: 235 sqm approx