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

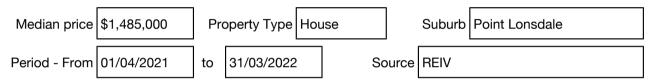
9 Warwick Hill Drive, Point Lonsdale Vic 3225

Indicative selling price

			, , ,,
For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$1,295,000

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	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





Damian Cayzer 03 5258 4100 0416 035 000





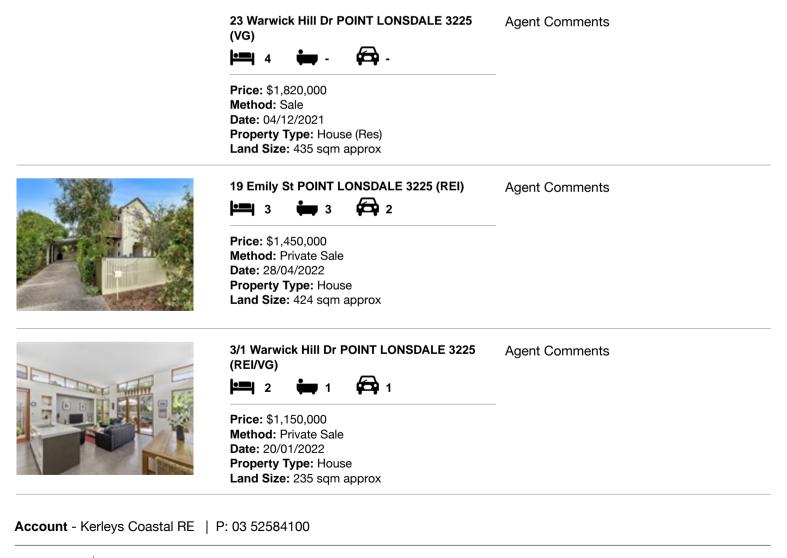
Property Type: House (Previously Occupied - Detached) Land Size: 647 sqm approx Indicative Selling Price \$1,295,000 Median House Price Year ending March 2022: \$1,485,000

damian.cayzer@kerleys.com.au

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







The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.