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	8 Golightly Street, 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

Range between \$1,200,000	&	\$1,320,000
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Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/10/2023	to	30/09/2024		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

Ad	dress of comparable property	Price	Date of sale
1	9 Golightly St POINT LONSDALE 3225	\$1,250,000	15/11/2024
2	43 Fellows Rd POINT LONSDALE 3225	\$1,775,000	25/09/2024
3	12 Golightly St POINT LONSDALE 3225	\$1,350,000	13/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	19/12/2024 08:56





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Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price Year ending September 2024: \$1,200,000



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Rooms: 6

Property Type: House **Land Size:** 532 sqm approx

Agent Comments

Comparable Properties



9 Golightly St POINT LONSDALE 3225 (REI)

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Price: \$1,250,000 Method: Private Sale Date: 15/11/2024 Property Type: House Land Size: 525 sqm approx

43 Fellows Rd POINT LONSDALE 3225 (REI)

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Agent Comments

Agent Comments



Price: \$1,775,000 **Method:** Private Sale **Date:** 25/09/2024

Property Type: House Land Size: 450 sqm approx

12 Golightly St POINT LONSDALE 3225 (REI/VG)



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Agent Comments



Price: \$1,350,000 Method: Private Sale Date: 13/05/2024 Property Type: House Land Size: 544 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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