

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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 | 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 comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:



Rooms: 6

Property Type: House

Land Size: 532 sqm approx

Agent Comments

Comparable Properties



9 Golightly St POINT LONSDALE 3225 (REI)

Agent Comments



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)

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)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 13/05/2024

Property Type: House

Land Size: 544 sqm approx