

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

38 Ocean Road, Point Lonsdale VIC 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,150,000 Property type House Suburb Point Lonsdale

Period - From July 2021 to Sept 2021 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 |
|---|-------------|--------------|
| 11 Lockwood Street, Point Lonsdale VIC 3225 | \$1,850,000 | 17/09/2021 |
| 18 Kirk Road, Point Lonsdale VIC 3225 | \$1,800,000 | 30/07/2021 |
| 49 Buckleys Road, Point Lonsdale VIC 3225 | \$2,050,000 | 24/07/2021 |

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: 20/12/2021