## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 2 California Boulevard, Point Lonsdale Vic 3225

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$875,000		&		\$950,000				
Median sale price									
Median price	\$1,200,000	Proper	Property Type Hous		se		Suburb	Point Lonsdale	
Period - From	01/10/2023	to 30/	09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	24 Hollywood Blvd POINT LONSDALE 3225	\$915,000	29/10/2024
2	240 Fellows Rd POINT LONSDALE 3225	\$925,000	18/09/2024
3	1/125 Fellows Rd POINT LONSDALE 3225	\$855,000	06/09/2024

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:

17/12/2024 16:33









Property Type: Land Land Size: 437 sqm approx Agent Comments Indicative Selling Price \$875,000 - \$950,000 Median House Price Year ending September 2024: \$1,200,000

# **Comparable Properties**

24 Hollywood Blvd POINT LONSDALE 3225 (REI) 3 1 2 1 Price: \$915,000 Method: Private Sale Date: 29/10/2024 Property Type: House (Res) Land Size: 347 sqm approx	Agent Comments
240 Fellows Rd POINT LONSDALE 3225 (REI/VG) 5 2 3 Price: \$925,000 Method: Private Sale Date: 18/09/2024 Property Type: House Land Size: 912 sqm approx	Agent Comments
1/125 Fellows Rd POINT LONSDALE 3225 (REI/VG)   3 2 1   Price: \$855,000   Method: Private Sale   Date: 06/09/2024   Property Type: House   Land Size: 340 sqm approx	Agent Comments

#### Account - Kerleys Coastal RE | P: 03 52584100



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