

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

2 California Boulevard, Point Lonsdale Vic 3225

Indicative selling price

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

Range between

\$875,000

&

\$950,000

Median sale price

Median price

\$1,200,000

Property 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	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)

Agent Comments



Price: \$915,000
Method: Private Sale
Date: 29/10/2024
Property Type: House (Res)
Land Size: 347 sqm approx



240 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 18/09/2024
Property Type: House
Land Size: 912 sqm approx



1/125 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 06/09/2024
Property Type: House
Land Size: 340 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100