

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

70 Point Boulevard, Point Lonsdale Vic 3225

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,392,500

Property Type

House

Suburb

Point Lonsdale

Period - From

14/12/2022

to

13/12/2023

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	9 Aguna St POINT LONSDALE 3225	\$1,200,000	03/02/2023
2	18 Cowry Way POINT LONSDALE 3225	\$1,115,000	04/05/2023
3	19 Saltbush Cirt POINT LONSDALE 3225	\$1,110,000	23/12/2022

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:

14/12/2023 16:27



 4  2  2

Property Type: House
Land Size: 512 sqm approx
Agent Comments

Indicative Selling Price

\$1,150,000

Median House Price

14/12/2022 - 13/12/2023: \$1,392,500

Comparable Properties



9 Aguna St POINT LONSDALE 3225 (VG)

Agent Comments

 3  -  -

Price: \$1,200,000
Method: Sale
Date: 03/02/2023
Property Type: House (Res)
Land Size: 399 sqm approx



18 Cowry Way POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,115,000
Method: Private Sale
Date: 04/05/2023
Property Type: House
Land Size: 336 sqm approx



19 Saltbush Cirt POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,110,000
Method: Private Sale
Date: 23/12/2022
Property Type: House
Land Size: 400 sqm approx