Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	122 Glaneuse Road, Point Lonsdale Vic 3225
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$1,495,000

Median sale price

Median price \$1,200,000	Property Type	House	Suburb	Point Lonsdale
Period - From 01/10/2023	to 30/09/2024	Source	eREIV	

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

Address of comparable property		1 1100	Date of Sale
1	2 Pelham Ct POINT LONSDALE 3225	\$1,400,000	02/10/2024
2	20 Williams Rd POINT LONSDALE 3225	\$1,450,000	23/08/2024
3	24 Mcnaught St POINT LONSDALE 3225	\$1,560,000	31/01/2024

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:	20/12/2024 15:39



Date of sale







Property Type: House Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price \$1,495,000 Median House Price

Year ending September 2024: \$1,200,000

Comparable Properties



2 Pelham Ct POINT LONSDALE 3225 (REI)

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Price: \$1,400,000
Method: Private Sale

Date: 02/10/2024 Property Type: House

Land Size: 744 sqm approx

Agent Comments



20 Williams Rd POINT LONSDALE 3225 (REI/VG)

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Agent Comments

Price: \$1,450,000 **Method:** Private Sale **Date:** 23/08/2024

Property Type: House (Res) **Land Size:** 670 sqm approx



24 Mcnaught St POINT LONSDALE 3225 (REI/VG)

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Price: \$1,560,000 Method: Private Sale Date: 31/01/2024 Property Type: House Land Size: 525 sqm approx Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100





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