

# 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 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](http://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 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	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



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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)

Agent Comments

4 2 -

Price: \$1,400,000  
Method: Private Sale  
Date: 02/10/2024  
Property Type: House  
Land Size: 744 sqm approx



20 Williams Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 2 1

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)

Agent Comments

3 2 2

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

Account - Kerleys Coastal RE | P: 03 52584100