

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

6 Lockwood Street, Point Lonsdale Vic 3225

Indicative selling price

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

Single price

\$1,950,000

Median sale price

Median price

\$1,525,000

Property Type

House

Suburb

Point Lonsdale

Period - From

01/07/2021

to

30/06/2022

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	22 Lockwood St POINT LONSDALE 3225	\$2,125,000	16/07/2022
2	Lot/7 Lockwood St POINT LONSDALE 3225	\$1,900,000	26/02/2022
3	11 Lockwood St POINT LONSDALE 3225	\$1,850,000	17/09/2021

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:

24/08/2022 11:42



 3  2  2

Property Type: House (Res)

Land Size: 883 sqm approx

Agent Comments

Located in a quiet Old Lonsdale street, this 3 bedroom architect designed home is just moments from the pristine beaches, local surf spots and buzzing cafe's of Point Lonsdale's main street.

Indicative Selling Price

\$1,950,000

Median House Price

Year ending June 2022: \$1,525,000

Comparable Properties



22 Lockwood St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,125,000

Method: Private Sale

Date: 16/07/2022

Property Type: House

Land Size: 884 sqm approx



Lot/7 Lockwood St POINT LONSDALE 3225 (REI)

Agent Comments

 -  -  -

Price: \$1,900,000

Method: Auction Sale

Date: 26/02/2022

Property Type: Land

Land Size: 885 sqm approx



11 Lockwood St POINT LONSDALE 3225 (REI)

Agent Comments

 3  2  -

Price: \$1,850,000

Method: Private Sale

Date: 17/09/2021

Property Type: House

Land Size: 884 sqm approx