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	77 Bellarine Highway, 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 \$1,575,000

Median sale price

Median price	\$1,340,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/01/2021	to	31/12/2021		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

7,01	aress of comparable property	1 1100	Date of Sale
1	216 Point Lonsdale Rd POINT LONSDALE 3225	\$1,380,000	15/12/2021
2	1/81 Bellarine Hwy POINT LONSDALE 3225	\$1,325,000	23/08/2021
3	79 Bellarine Hwy POINT LONSDALE 3225	\$1,265,000	03/02/2022

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:	04/03/2022 10:32



Date of sale

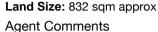


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> Indicative Selling Price \$1,575,000

Year ending December 2021: \$1,340,000

Median House Price



Occupied - Detached)

Property Type: House (Previously

Ideal for families, this property spans over 832sqm and holds an array of accommodation. Featuring 4 generous bedrooms including 2 with built in robes and a master bedroom with a walk-through robe and ensuite, every family member has their own secluded haven.



Comparable Properties

216 Point Lonsdale Rd POINT LONSDALE

3225 (REI/VG)

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Price: \$1,380,000 Method: Private Sale Date: 15/12/2021 Property Type: House Land Size: 860 sqm approx **Agent Comments**



1/81 Bellarine Hwy POINT LONSDALE 3225

(VG)

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6.

Price: \$1,325,000 Method: Sale Date: 23/08/2021

Property Type: Strata Unit/Flat

Agent Comments



79 Bellarine Hwy POINT LONSDALE 3225 (REI) Agent Comments

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Price: \$1,265,000 Method: Private Sale Date: 03/02/2022 Property Type: House Land Size: 831 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100



