

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

77 Bellarine Highway, Point Lonsdale Vic 3225

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

Property 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	Price	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



Property Type: House (Previously

Occupied - Detached)

Land Size: 832 sqm approx

Agent Comments

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)

Agent Comments



Price: \$1,380,000

Method: Private Sale

Date: 15/12/2021

Property Type: House

Land Size: 860 sqm approx



1/81 Bellarine Hwy POINT LONSDALE 3225 (VG)

Agent Comments



Price: \$1,325,000

Method: Sale

Date: 23/08/2021

Property Type: Strata Unit/Flat



79 Bellarine Hwy POINT LONSDALE 3225 (REI) **Agent Comments**



Price: \$1,265,000

Method: Private Sale

Date: 03/02/2022

Property Type: House

Land Size: 831 sqm approx