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	8 Ironbark Street, 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 \$1,195,000

Median sale price

Median price \$1,155,000	Property Type H	ouse	Suburb	Point Lonsdale
Period - From 01/01/2024	to 31/12/2024	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

Address of comparable property		Price	Date of sale
1	59 Chiton Way POINT LONSDALE 3225	\$1,150,000	27/11/2024
2	8 Wirilda Way POINT LONSDALE 3225	\$1,100,000	26/08/2024
3	9 Ironbark St POINT LONSDALE 3225	\$1,160,000	14/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	28/02/2025 14:27











Property Type: House Land Size: 419 sqm approx

Agent Comments

Indicative Selling Price \$1,195,000 **Median House Price** Year ending December 2024: \$1,155,000

Comparable Properties



59 Chiton Way POINT LONSDALE 3225 (REI/VG)

Price: \$1,150,000 Method: Private Sale Date: 27/11/2024 Property Type: House Land Size: 504 sqm approx **Agent Comments**



8 Wirilda Way POINT LONSDALE 3225 (REI/VG)



Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 26/08/2024 Property Type: House Land Size: 419 sqm approx

9 Ironbark St POINT LONSDALE 3225 (REI/VG)







Price: \$1,160,000 Method: Private Sale Date: 14/03/2024

Property Type: House (Res) Land Size: 392 sqm approx **Agent Comments**

Account - Kerleys Coastal RE | P: 03 52584100





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