

# 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

37 Amphora Way, Point Lonsdale Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$1,195,000

### Median sale price

Median price \$1,225,000

Property Type House

Suburb Point Lonsdale

Period - From 26/03/2023

to 25/03/2024

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	33 Saltbush Cirt POINT LONSDALE 3225	\$1,220,000	24/10/2023
2	9 Ironbark St POINT LONSDALE 3225	\$1,160,000	14/03/2024
3	70 Point Blvd POINT LONSDALE 3225	\$1,150,000	22/01/2024

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:

26/03/2024 15:48



 4  2  2

**Property Type:** House  
**Land Size:** 449 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,195,000

**Median House Price**

26/03/2023 - 25/03/2024: \$1,225,000

## Comparable Properties



**33 Saltbush Cirt POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 24/10/2023  
**Property Type:** House (Res)  
**Land Size:** 449 sqm approx



**9 Ironbark St POINT LONSDALE 3225 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,160,000  
**Method:** Private Sale  
**Date:** 14/03/2024  
**Property Type:** House (Res)



**70 Point Blvd POINT LONSDALE 3225 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 22/01/2024  
**Property Type:** House  
**Land Size:** 512 sqm approx