

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 37 Kirk Road, 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 \$1,780,000

Median sale price

Median price \$1,222,500

Property Type House

Suburb Point Lonsdale

Period - From 25/10/2023

to 24/10/2024

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	9 Lockington Cr POINT LONSDALE 3225	\$1,700,000	05/06/2024
2	2 Jennifer Cr POINT LONSDALE 3225	\$1,700,000	20/03/2024
3	11 Bowen Rd POINT LONSDALE 3225	\$1,725,000	31/01/2024

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:

25/10/2024 11:18



 3  2  1

Property Type: House
Land Size: 623 sqm approx
Agent Comments

Indicative Selling Price
\$1,780,000
Median House Price
25/10/2023 - 24/10/2024: \$1,222,500

Comparable Properties



9 Lockington Cr POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,700,000
Method: Private Sale
Date: 05/06/2024
Property Type: House
Land Size: 719 sqm approx



2 Jennifer Cr POINT LONSDALE 3225 (REI)

Agent Comments

 3  2  3

Price: \$1,700,000
Method: Private Sale
Date: 20/03/2024
Property Type: House
Land Size: 651 sqm approx



11 Bowen Rd POINT LONSDALE 3225 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,725,000
Method: Private Sale
Date: 31/01/2024
Property Type: House
Land Size: 770 sqm approx

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