

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

5 Ironbark Street, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,195,000

&

\$1,314,500

Median sale price

Median price

\$1,170,000

Property Type

House

Suburb

Point Lonsdale

Period - From

01/04/2024

to

30/06/2024

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	20 Wirilda Way POINT LONSDALE 3225	\$1,170,000	07/05/2024
2	9 Ironbark St POINT LONSDALE 3225	\$1,160,000	14/03/2024
3	33 Saltbush Cirt POINT LONSDALE 3225	\$1,220,000	24/10/2023

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:

11/09/2024 09:40



 4  2  2

Property Type: House
Land Size: 392 sqm approx
Agent Comments

Indicative Selling Price
\$1,195,000 - \$1,314,500
Median House Price
June quarter 2024: \$1,170,000

Comparable Properties



20 Wirilda Way POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,170,000
Method: Private Sale
Date: 07/05/2024
Property Type: House
Land Size: 420 sqm approx



9 Ironbark St POINT LONSDALE 3225 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,160,000
Method: Private Sale
Date: 14/03/2024
Property Type: House (Res)
Land Size: 392 sqm approx



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

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