### 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               | 76 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

| Range between \$1,725,000 & \$1,795,000 |
|---|
|---|

#### Median sale price

| Median price  | \$1,155,000 | Pro | perty Type | House |        | 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

| Add | dress of comparable property       | Price       | Date of sale |
|-----|------------------------------------|-------------|--------------|
| 1   | 7 Clubhouse Dr POINT LONSDALE 3225 | \$1,800,000 | 01/10/2024   |
| 2   | 16 Bailey St POINT LONSDALE 3225   | \$1,925,000 | 26/09/2024   |
| 3   | 43 Fellows Rd POINT LONSDALE 3225  | \$1,775,000 | 25/09/2024   |

#### 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: | 14/03/2025 16:54 |
|--|------------------|









Property Type: House Land Size: 681 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,725,000 - \$1,795,000 **Median House Price** Year ending December 2024: \$1,155,000

## Comparable Properties



7 Clubhouse Dr POINT LONSDALE 3225 (REI)





**Agent Comments** 

Price: \$1,800,000 Method: Private Sale Date: 01/10/2024 Property Type: House Land Size: 483 sqm approx

16 Bailey St POINT LONSDALE 3225 (REI/VG)

2







Agent Comments

Price: \$1,925,000 Method: Private Sale Date: 26/09/2024 Property Type: House Land Size: 601 sqm approx



43 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Price: \$1,775,000





Method: Private Sale Date: 25/09/2024 Property Type: House Land Size: 450 sqm approx **Agent Comments** 

Account - Kerleys Coastal RE | P: 03 52584100





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