Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	16 Laker Drive, 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	\$2,375,000	&	\$2,575,000

Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/10/2023	to	30/09/2024		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

	aress of comparable property	1 1100	Date of Sale
1	16 Bailey St POINT LONSDALE 3225	\$1,925,000	26/09/2024
2	23 Lockington Cr POINT LONSDALE 3225	\$2,650,000	06/07/2024
3	76 Ocean Rd POINT LONSDALE 3225	\$2,600,000	03/11/2023

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:	20/11/2024 15:29



Date of sale



Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$2,375,000 - \$2,575,000 Median House Price Year ending September 2024: \$1,200,000

damian.cayzer@kerleys.com.au

Indicative Selling Price

Property Type: House (Previously Occupied - Detached) Land Size: 533 sqm approx Agent Comments



Comparable Properties

16 Bailey St POINT LONSDALE 3225 (REI)

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Agent Comments

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

23 Lockington Cr POINT LONSDALE 3225 (REI)

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Agent Comments

Agent Comments

Price: \$2,650,000 Method: Private Sale Date: 06/07/2024 Property Type: House Land Size: 700 sqm approx

76 Ocean Rd POINT LONSDALE 3225 (REI/VG)

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Price: \$2,600,000

Method: Sold Before Auction

Date: 03/11/2023

Property Type: House (Res) **Land Size:** 737 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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