

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 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 Property 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	Price	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



Property Type: House (Previously Occupied - Detached)

Land Size: 533 sqm approx

Agent Comments

Comparable Properties



16 Bailey St POINT LONSDALE 3225 (REI)

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)

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)

Agent Comments



Price: \$2,600,000

Method: Sold Before Auction

Date: 03/11/2023

Property Type: House (Res)

Land Size: 737 sqm approx