

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 4 Albert Street, 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 \$2,400,000 & \$2,575,000

Median sale price

Median price \$1,237,500 Property Type House Suburb Point Lonsdale

Period - From 28/10/2023 to 27/10/2024 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	32-34 Buckleys Rd POINT LONSDALE 3225	\$2,400,000	01/05/2024
2	76 Ocean Rd POINT LONSDALE 3225	\$2,600,000	03/11/2023
3	32 Lockington Cr POINT LONSDALE 3225	\$2,300,000	15/07/2023

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: 28/10/2024 11:24



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 618 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,575,000
Median House Price
28/10/2023 - 27/10/2024: \$1,237,500

Comparable Properties



32-34 Buckley's Rd POINT LONSDALE 3225 (REI)

Agent Comments

 3  2  2

Price: \$2,400,000
Method: Private Sale
Date: 01/05/2024
Property Type: House
Land Size: 1237 sqm approx



76 Ocean Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,600,000
Method: Sold Before Auction
Date: 03/11/2023
Property Type: House (Res)
Land Size: 737 sqm approx



32 Lockington Cr POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  1  1

Price: \$2,300,000
Method: Private Sale
Date: 15/07/2023
Property Type: House
Land Size: 853 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100