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	9 Downton Crescent, 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 \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,351,250	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	24/01/2023	to	23/01/2024		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	12 Jennifer Cr POINT LONSDALE 3225	\$1,110,000	28/08/2023
2	5 Beachwood Dr POINT LONSDALE 3225	\$1,090,000	14/09/2023
3	3 Watermans Ct POINT LONSDALE 3225	\$1,060,000	26/07/2023

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:	24/01/2024 14:48











Property Type: House **Land Size:** 650 sqm approx Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price 24/01/2023 - 23/01/2024: \$1,351,250

Comparable Properties



12 Jennifer Cr POINT LONSDALE 3225

(REI/VG)

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Price: \$1,110,000 Method: Private Sale Date: 28/08/2023 Property Type: House Land Size: 743 sqm approx **Agent Comments**



5 Beachwood Dr POINT LONSDALE 3225

(REI/VG)

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Price: \$1,090,000 Method: Private Sale Date: 14/09/2023 Property Type: House Land Size: 836 sqm approx **Agent Comments**



3 Watermans Ct POINT LONSDALE 3225

(REI/VG)

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Price: \$1,060,000 Method: Private Sale Date: 26/07/2023 Property Type: House Land Size: 786 sqm approx **Agent Comments**

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326





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