

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
Including suburb or
locality and postcode

76 Ocean Road, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,575,000 & \$2,750,000

Median sale price

Median price \$1,570,000 Property Type House Suburb Point Lonsdale

Period - From 01/07/2022 to 30/06/2023 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	84 Glaneuse Rd POINT LONSDALE 3225	\$2,800,000	07/02/2023
2	6 Buckleys Rd POINT LONSDALE 3225	\$2,725,000	23/04/2022
3	84 Kirk Rd POINT LONSDALE 3225	\$2,650,000	17/01/2023

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:

12/10/2023 13:14



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Rooms: 6
Property Type: House
Land Size: 738 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,575,000 - \$2,750,000
Median House Price
Year ending June 2023: \$1,570,000

Comparable Properties

84 Glaneuse Rd POINT LONSDALE 3225 (VG) [Agent Comments](#)

 4  -  -

Price: \$2,800,000
Method: Sale
Date: 07/02/2023
Property Type: Land
Land Size: 366 sqm approx



6 Buckleys Rd POINT LONSDALE 3225 (REI/VG) [Agent Comments](#)

 3  3  1

Price: \$2,725,000
Method: Auction Sale
Date: 23/04/2022
Property Type: House (Res)
Land Size: 618 sqm approx



84 Kirk Rd POINT LONSDALE 3225 (REI) [Agent Comments](#)

 3  2  2

Price: \$2,650,000
Method: Private Sale
Date: 17/01/2023
Property Type: House
Land Size: 681 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100