

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

1/9 Beach Close, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$620,000

Median sale price

Median price \$1,225,000

Property Type House

Suburb Point Lonsdale

Period - From 26/03/2023

to 25/03/2024

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 | 2/157 Fellows Rd POINT LONSDALE 3225 | \$760,000 | 01/04/2023 |
| 2 | 3/1a Girvan Gr POINT LONSDALE 3225 | \$700,000 | 07/11/2023 |
| 3 | 12/231a Point Lonsdale Rd POINT LONSDALE 3225 | \$630,000 | 27/07/2023 |

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:

26/03/2024 15:04



 1  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$620,000

Median House Price
26/03/2023 - 25/03/2024: \$1,225,000

Comparable Properties



2/157 Fellows Rd POINT LONSDALE 3225 (VG) **Agent Comments**

 3  -  -

Price: \$760,000
Method: Sale
Date: 01/04/2023
Property Type: Flat/Unit/Apartment (Res)



3/1a Girvan Gr POINT LONSDALE 3225 (REI/VG) **Agent Comments**

 2  1  1

Price: \$700,000
Method: Private Sale
Date: 07/11/2023
Property Type: Unit
Land Size: 164 sqm approx



12/231a Point Lonsdale Rd POINT LONSDALE 3225 (REI/VG) **Agent Comments**

 2  1  2

Price: \$630,000
Method: Private Sale
Date: 27/07/2023
Property Type: House

Account - Kerleys Coastal RE | P: 03 52584100