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

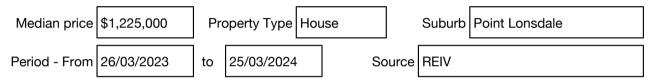
1/9 Beach Close, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$620,000

Median sale price



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









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



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



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 Agent Comments 3225 (REI/VG)



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

Account - Kerleys Coastal RE | P: 03 52584100





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