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

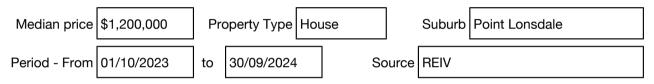
1/91 Fellows Rd, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$1,100,000

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	2/125 Fellows Rd POINT LONSDALE 3225	\$800,000	01/11/2024
2	1/125 Fellows Rd POINT LONSDALE 3225	\$855,000	06/09/2024
3	2/71 Fellows Rd POINT LONSDALE 3225	\$1,175,000	03/02/2024

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:

09/12/2024 13:10









Property Type: Unit Agent Comments

Indicative Selling Price \$1,100,000 Median House Price Year ending September 2024: \$1,200,000

Comparable Properties

2/125 Fellows Rd POINT LONSDALE 3225 (REI) 4 2 2 2 Price: \$800,000 Method: Private Sale Date: 01/11/2024 Property Type: House Land Size: 497 sqm approx	Agent Comments
1/125 Fellows Rd POINT LONSDALE 3225 (REI/VG) 3 2 1 Price: \$855,000 Method: Private Sale Date: 06/09/2024 Property Type: House Land Size: 340 sqm approx	Agent Comments
2/71 Fellows Rd POINT LONSDALE 3225 (REI/VG) 4 2 2 2 Price: \$1,175,000 Method: Private Sale Date: 03/02/2024 Property Type: Unit	Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100



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