

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

9 Hollywood Boulevard, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$1,200,000

Median sale price

Median price \$780,000

Property Type Vacant land

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 eighteen 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	42 Phelan St POINT LONSDALE 3225	\$1,200,000	29/03/2023
2	16 Edgewater Cl QUEENSCLIFF 3225	\$812,000	09/11/2023
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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 eighteen months.

This Statement of Information was prepared on:

26/03/2024 14:50



Property Type: Land
Land Size: 836 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000
Median Land Price
26/03/2023 - 25/03/2024: \$780,000

Comparable Properties



42 Phelan St POINT LONSDALE 3225 (REI/VG) Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 29/03/2023
Property Type: Land
Land Size: 719 sqm approx



16 Edgewater Cl QUEENSCLIFF 3225 (REI/VG) Agent Comments



Price: \$812,000
Method: Private Sale
Date: 09/11/2023
Property Type: Land
Land Size: 701 sqm approx

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 eighteen months.

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