## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 27 Hollywood Boulevard, Point Lonsdale Vic 3225

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,395,000		&		\$1,495,000			
Median sale p	rice							
Median price	\$1,170,000	Pro	operty Type	Hou	se		Suburb	Point Lonsdale
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	8 Cowry Way POINT LONSDALE 3225	\$1,225,000	05/07/2024
2	14 California Blvd POINT LONSDALE 3225	\$1,335,000	22/05/2024
3	48 Jordan Rd POINT LONSDALE 3225	\$1,550,000	24/10/2023

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:

25/09/2024 17:30



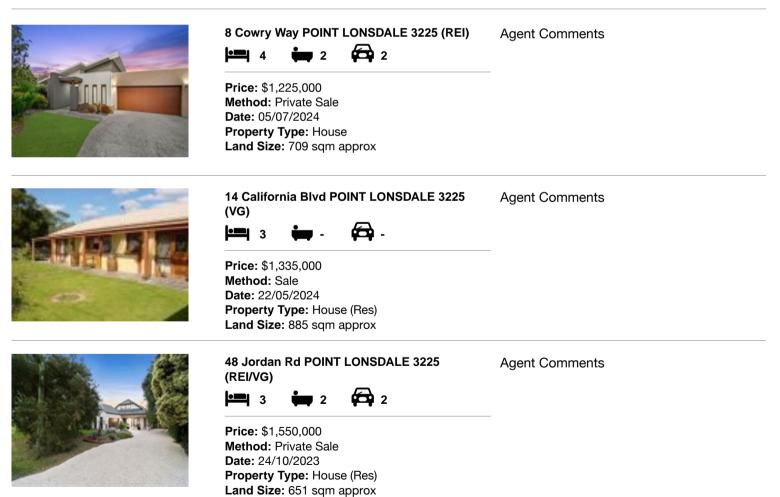






Rooms: 5 Property Type: House Land Size: 836 sqm approx Agent Comments Indicative Selling Price \$1,395,000 - \$1,495,000 Median House Price June quarter 2024: \$1,170,000

# **Comparable Properties**



#### Account - Kerleys Coastal RE | P: 03 52584100



propertydata

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