

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

3 Watermans Court, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$1,195,000

Median sale price

Median price \$1,530,000

Property Type House

Suburb Point Lonsdale

Period - From 01/01/2022

to 31/12/2022

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	47 Cockle Cr POINT LONSDALE 3225	\$1,330,000	29/09/2021
2	24 Peterho Blvd POINT LONSDALE 3225	\$1,260,000	27/09/2021
3	16 Silver Ridge Rd POINT LONSDALE 3225	\$1,250,000	23/10/2021

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:

24/03/2023 09:38



Property Type: House

Land Size: 786 sqm approx

Agent Comments

Comparable Properties



47 Cockle Cr POINT LONSDALE 3225 (REI/VG) **Agent Comments**



Price: \$1,330,000

Method: Private Sale

Date: 29/09/2021

Property Type: House

Land Size: 530 sqm approx



24 Peterho Blvd POINT LONSDALE 3225 (REI/VG) **Agent Comments**



Price: \$1,260,000

Method: Private Sale

Date: 27/09/2021

Property Type: House

Land Size: 652 sqm approx

16 Silver Ridge Rd POINT LONSDALE 3225 (REI/VG) **Agent Comments**



Price: \$1,250,000

Method: Auction Sale

Date: 23/10/2021

Property Type: House (Res)

Land Size: 899 sqm approx