

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

21 Emily Street, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,475,000

Property Type House

Suburb Point Lonsdale

Period - From 01/10/2023

to 31/12/2023

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	133 Fellows Rd POINT LONSDALE 3225	\$1,575,000	17/10/2023
2	24 Mcnaught St POINT LONSDALE 3225	\$1,560,000	31/01/2024
3	12 Warwick Hill Dr POINT LONSDALE 3225	\$1,500,000	28/07/2023

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:

08/04/2024 11:40

21 Emily Street, Point Lonsdale Vic 3225



Damian Cayzer

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Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

December quarter 2023: \$1,475,000



3 2 2

Property Type: House

Land Size: 421 sqm approx

Agent Comments

Comparable Properties



133 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

4 2 3

Price: \$1,575,000

Method: Private Sale

Date: 17/10/2023

Property Type: House

Land Size: 836 sqm approx



24 Mcnaught St POINT LONSDALE 3225 (REI)

Agent Comments

3 2 2

Price: \$1,560,000

Method: Private Sale

Date: 31/01/2024

Property Type: House

Land Size: 525 sqm approx



12 Warwick Hill Dr POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Private Sale

Date: 28/07/2023

Property Type: House

Land Size: 700 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100



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