

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

1/15 Bowen Road, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$1,595,000

Median sale price

Median price \$1,220,000

Property Type House

Suburb Point Lonsdale

Period - From 01/07/2023

to 30/06/2024

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 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 Jennifer Cr POINT LONSDALE 3225	\$1,700,000	20/03/2024
2	11 Bowen Rd POINT LONSDALE 3225	\$1,725,000	31/01/2024
3	49 Nelson Rd QUEENSCLIFF 3225	\$1,475,000	15/10/2023

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:

10/09/2024 15:16



Property Type: House

Agent Comments

Comparable Properties



2 Jennifer Cr POINT LONSDALE 3225 (REI)

Agent Comments



Price: \$1,700,000

Method: Private Sale

Date: 20/03/2024

Property Type: House

Land Size: 651 sqm approx



11 Bowen Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,725,000

Method: Private Sale

Date: 31/01/2024

Property Type: House

Land Size: 770 sqm approx



49 Nelson Rd QUEENSCLIFF 3225 (VG)

Agent Comments



Price: \$1,475,000

Method: Sale

Date: 15/10/2023

Property Type: House (Res)

Land Size: 675 sqm approx