

# 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

6 Simpson Street, Point Lonsdale Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,000,000

### Median sale price

Median price \$1,527,500

Property Type House

Suburb Point Lonsdale

Period - From 01/10/2021

to 30/09/2022

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	4 Admans St POINT LONSDALE 3225	\$3,160,000	31/03/2022
2	2/19 Simpson St POINT LONSDALE 3225	\$2,500,000	14/09/2021
3	14 Simpson St POINT LONSDALE 3225	\$2,000,000	10/06/2021

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:

31/10/2022 09:11



**Property Type:** House

**Land Size:** 401 sqm approx

**Agent Comments**

## Comparable Properties



**4 Admans St POINT LONSDALE 3225 (VG)**

**Agent Comments**



**Price:** \$3,160,000

**Method:** Sale

**Date:** 31/03/2022

**Property Type:** House (Res)

**Land Size:** 864 sqm approx



**2/19 Simpson St POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**



**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 14/09/2021

**Property Type:** Apartment

**Land Size:** 465 sqm approx



**14 Simpson St POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**



**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 10/06/2021

**Property Type:** House

**Land Size:** 512 sqm approx