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

2 Marion Street, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,155,000	Pro	Property Type Ho		se		Suburb	Point Lonsdale	
Period - From	01/01/2024	to	31/12/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	12 California Blvd POINT LONSDALE 3225	\$1,200,000	19/01/2025
2	37 Hollywood Blvd POINT LONSDALE 3225	\$1,150,000	29/11/2024
3	19 Jennifer Cr POINT LONSDALE 3225	\$1,100,000	04/09/2024

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:

04/02/2025 17:12









Property Type: House Land Size: 658 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending December 2024: \$1,155,000

Comparable Properties

Gif	12 California Blvd POINT LONSDALE 3225 (REI) 1 4 1 2 1 2 Price: \$1,200,000 1 Method: Private Sale 2 Date: 19/01/2025 19/01/2025 Property Type: House 2 Land Size: 874 sqm approx	Agent Comments
	37 Hollywood Blvd POINT LONSDALE 3225 (REI/VG) 3 1 2 Price: \$1,150,000 Method: Private Sale Date: 29/11/2024 Property Type: House Land Size: 836 sqm approx	Agent Comments
	19 Jennifer Cr POINT LONSDALE 3225 (REI/VG) 4 2 2 2 Price: \$1,100,000 Method: Private Sale Date: 04/09/2024 Property Type: House Land Size: 712 sqm approx	Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100



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