

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	18 Thomson St POINT LONSDALE 3225	\$1,250,000	03/02/2024
2	12 Jennifer Cr POINT LONSDALE 3225	\$1,110,000	28/08/2023
3	5 Beachwood Dr POINT LONSDALE 3225	\$1,090,000	14/09/2023

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:



Property Type: Land
Land Size: 1003 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending December 2023: \$1,368,750

Comparable Properties



18 Thomson St POINT LONSDALE 3225 (REI) Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 672 sqm approx



12 Jennifer Cr POINT LONSDALE 3225 (REI/VG) Agent Comments



Price: \$1,110,000
Method: Private Sale
Date: 28/08/2023
Property Type: House
Land Size: 743 sqm approx



5 Beachwood Dr POINT LONSDALE 3225 (REI/VG) Agent Comments



Price: \$1,090,000
Method: Private Sale
Date: 14/09/2023
Property Type: House
Land Size: 836 sqm approx

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