

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

2/5 Simpson Street, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$990,000 & \$1,080,000

Median sale price

Median price \$730,000 Property Type Unit Suburb Point Lonsdale

Period - From 07/02/2022 to 06/02/2023 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	3/38 Fellows Rd POINT LONSDALE 3225	\$1,202,500	26/02/2022
2	1/33-35 Learmonth St QUEENSCLIFF 3225	\$990,000	03/03/2022
3	2/10 Beach Cl POINT LONSDALE 3225	\$985,000	18/11/2021

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:

07/02/2023 16:17