

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

3 Lakeland Court, Point Lonsdale Vic 3225

Indicative selling price

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

Range between

\$898,000

&

\$987,000

Median sale price

Median price

\$1,475,000

Property Type

House

Suburb

Point Lonsdale

Period - From

01/10/2023

to

31/12/2023

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 Old Geelong Rd POINT LONSDALE 3225	\$980,000	09/08/2023
2	182 Fellows Rd POINT LONSDALE 3225	\$900,000	31/07/2023
3	15 Sara St POINT LONSDALE 3225	\$893,333	02/06/2023

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:

27/02/2024 09:19



 3  2  2

Property Type: House
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price
\$898,000 - \$987,000
Median House Price
December quarter 2023: \$1,475,000

Comparable Properties



3 Old Geelong Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  1  2

Price: \$980,000
Method: Private Sale
Date: 09/08/2023
Property Type: House
Land Size: 657 sqm approx



182 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  1  2

Price: \$900,000
Method: Private Sale
Date: 31/07/2023
Property Type: House
Land Size: 665 sqm approx



15 Sara St POINT LONSDALE 3225 (VG)

Agent Comments

 4  -  -

Price: \$893,333
Method: Sale
Date: 02/06/2023
Property Type: House (Res)
Land Size: 702 sqm approx