

# 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

16 Sara 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)

Range between \$1,385,000

&

\$1,450,000

### Median sale price

Median price \$1,525,000

Property Type House

Suburb Point Lonsdale

Period - From 06/10/2021

to

05/10/2022

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	113 Fellows Rd POINT LONSDALE 3225	\$1,570,000	01/09/2022
2	6 Pelham Ct POINT LONSDALE 3225	\$1,500,000	09/08/2022
3	2 Edgewater Cl QUEENSCLIFF 3225	\$1,300,000	09/08/2022

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:

06/10/2022 12:37



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**Property Type:** House  
**Land Size:** 857 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,385,000 - \$1,450,000  
**Median House Price**  
06/10/2021 - 05/10/2022: \$1,525,000

## Comparable Properties



**113 Fellows Rd POINT LONSDALE 3225 (REI)** **Agent Comments**

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**Price:** \$1,570,000  
**Method:** Private Sale  
**Date:** 01/09/2022  
**Property Type:** House  
**Land Size:** 836 sqm approx



**6 Pelham Ct POINT LONSDALE 3225 (VG)** **Agent Comments**

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**Price:** \$1,500,000  
**Method:** Sale  
**Date:** 09/08/2022  
**Property Type:** House (Res)  
**Land Size:** 823 sqm approx



**2 Edgewater Ct QUEENSLIFF 3225 (VG)** **Agent Comments**

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**Price:** \$1,300,000  
**Method:** Sale  
**Date:** 09/08/2022  
**Property Type:** House (Res)  
**Land Size:** 814 sqm approx