# 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

1A Alexander Crescent, Point Lonsdale Vic 3225

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,750,000		&		\$1,850,000				
Median sale price									
Median price	\$1,155,000	Pro	operty Type	Hou	se		Suburb	Point Lonsdale	
Period - From	01/01/2024	to	31/12/2024	ŀ	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.

Ad	dress of comparable property	Price	Date of sale
1	7 Clubhouse Dr POINT LONSDALE 3225	\$1,800,000	01/10/2024
2	16 Bailey St POINT LONSDALE 3225	\$1,925,000	26/09/2024
3	43 Fellows Rd POINT LONSDALE 3225	\$1,775,000	25/09/2024

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:

05/03/2025 14:38



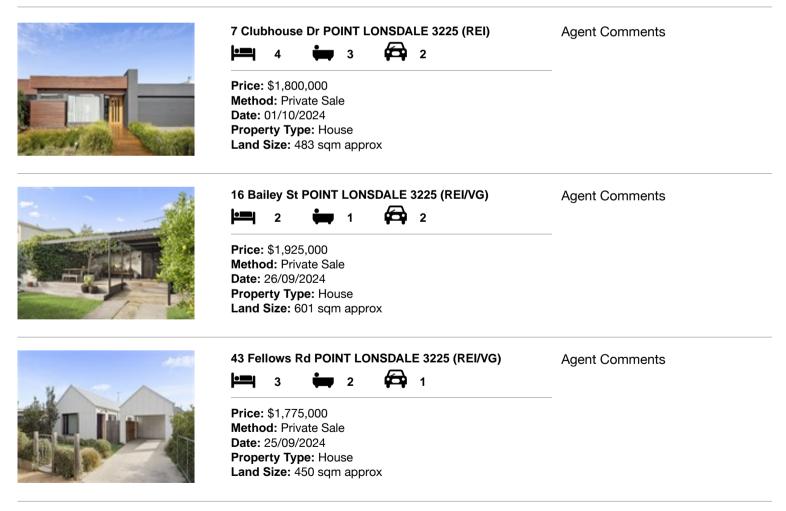






**Property Type:** Agent Comments Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price Year ending December 2024: \$1,155,000

# **Comparable Properties**



#### Account - Kerleys Coastal RE | P: 03 52584100



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