

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

12/231 Point Lonsdale Rd, Point Lonsdale Vic 3225

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$1,527,500

Property Type

House

Suburb

Point Lonsdale

Period - From

01/10/2021

to

30/09/2022

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	3/33 Point Lonsdale Rd POINT LONSDALE 3225	\$840,000	26/10/2022
2	2/33 Point Lonsdale Rd POINT LONSDALE 3225	\$800,000	06/12/2021
3	1/231a Point Lonsdale Rd POINT LONSDALE 3225	\$725,000	06/05/2022

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:

19/12/2022 12:22



Property Type: Strata Unit/Flat

Agent Comments

Seaside living has never been so easy- a step over the road to pristine shoreline, a turn around the corner to the local health centre and a quick trip into Point Lonsdale's shopping precinct, this low-maintenance home is moments from all the necessities.

Comparable Properties



3/33 Point Lonsdale Rd POINT LONSDALE 3225 (REI)

Agent Comments



Price: \$840,000

Method: Private Sale

Date: 26/10/2022

Property Type: Unit



2/33 Point Lonsdale Rd POINT LONSDALE 3225 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 06/12/2021

Property Type: Unit



1/231a Point Lonsdale Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 06/05/2022

Property Type: Unit

Land Size: 132 sqm approx