

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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 eighteen 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	143 Point Lonsdale Rd POINT LONSDALE 3225	\$5,725,000	10/03/2024
2	123 Point Lonsdale Rd POINT LONSDALE 3225	\$5,800,000	09/01/2024
3			

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 eighteen months.

This Statement of Information was prepared on:

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Indicative Selling Price

\$4,200,000 - \$4,600,000

Median House Price

Year ending June 2024: \$1,220,000



Property Type: House
Land Size: 612 sqm approx
Agent Comments

Comparable Properties

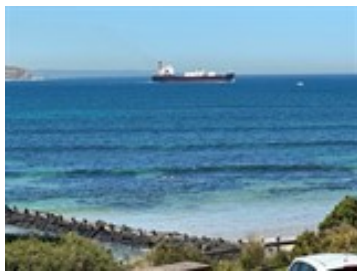


**143 Point Lonsdale Rd POINT LONSDALE
3225 (REI/VG)**

Agent Comments



Price: \$5,725,000
Method: Private Sale
Date: 10/03/2024
Property Type: House (Res)
Land Size: 823 sqm approx



**123 Point Lonsdale Rd POINT LONSDALE
3225 (REI)**

Agent Comments



Price: \$5,800,000
Method: Private Sale
Date: 09/01/2024
Property Type: House
Land Size: 494 sqm approx

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 eighteen months.