

# 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

61 Kirk Road, 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 \$1,400,000

&

\$1,500,000

### Median sale price

Median price \$1,525,000

Property Type House

Suburb Point Lonsdale

Period - From 01/07/2021

to

30/06/2022

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	82 Fellows Rd POINT LONSDALE 3225	\$1,595,000	27/05/2022
2	13 Santa Monica Blvd POINT LONSDALE 3225	\$1,510,000	22/06/2022
3	19 Emily St POINT LONSDALE 3225	\$1,450,000	28/04/2022

**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:

16/08/2022 16:41



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 518 sqm approx

Agent Comments

## Comparable Properties



**82 Fellows Rd POINT LONSDALE 3225 (REI/VG)**

Agent Comments



**Price:** \$1,595,000

**Method:** Private Sale

**Date:** 27/05/2022

**Property Type:** House

**Land Size:** 851 sqm approx



**13 Santa Monica Blvd POINT LONSDALE 3225 (REI)**

Agent Comments



**Price:** \$1,510,000

**Method:** Private Sale

**Date:** 22/06/2022

**Property Type:** House

**Land Size:** 864 sqm approx



**19 Emily St POINT LONSDALE 3225 (REI/VG)**

Agent Comments



**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 28/04/2022

**Property Type:** House

**Land Size:** 424 sqm approx