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	29 Lawrence Road, Point Lonsdale Vic 3225
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price	\$910,000

Median sale price

Median price \$1,155,000	Property Type H	ouse	Suburb	Point Lonsdale
Period - From 01/01/2024	to 31/12/2024	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

Address of comparable property		Price	Date of sale
1	2 Marion St POINT LONSDALE 3225	\$1,050,000	08/02/2025
2	52 Jordan Rd POINT LONSDALE 3225	\$950,000	16/12/2024
3	19 Jennifer Cr POINT LONSDALE 3225	\$1,100,000	04/09/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	28/02/2025 11:09













Property Type: Hobby Farm < 20

Land Size: 671 sqm approx

Agent Comments

Indicative Selling Price \$910,000 **Median House Price** Year ending December 2024: \$1,155,000

Comparable Properties



2 Marion St POINT LONSDALE 3225 (REI)







Price: \$1,050,000 Method: Private Sale Date: 08/02/2025 Property Type: House Land Size: 658 sqm approx **Agent Comments**



52 Jordan Rd POINT LONSDALE 3225 (REI)







Agent Comments

Price: \$950,000 Method: Private Sale Date: 16/12/2024 Property Type: House Land Size: 362 sqm approx



19 Jennifer Cr POINT LONSDALE 3225 (REI/VG)





Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 04/09/2024 Property Type: House Land Size: 712 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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