

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

3 Grant Road, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$1,300,000

&

\$1,395,000

Median sale price

Median price \$1,597,000

Property Type House

Suburb Point Lonsdale

Period - From 20/04/2022

to

19/04/2023

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	77 Bellarine Hwy POINT LONSDALE 3225	\$1,575,000	03/02/2023
2	93 Fellows Rd POINT LONSDALE 3225	\$1,525,000	20/12/2022
3	16 Sara St POINT LONSDALE 3225	\$1,385,000	01/02/2023

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:

20/04/2023 12:52



 3  2  2

Property Type: House
Land Size: 690 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,395,000
Median House Price
20/04/2022 - 19/04/2023: \$1,597,000

Comparable Properties



77 Bellarine Hwy POINT LONSDALE 3225 (REI) **Agent Comments**

 4  3  2

Price: \$1,575,000
Method: Private Sale
Date: 03/02/2023
Property Type: House
Land Size: 832 sqm approx



93 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,525,000
Method: Private Sale
Date: 20/12/2022
Property Type: House
Land Size: 673 sqm approx



16 Sara St POINT LONSDALE 3225 (REI)

Agent Comments

 4  1  -

Price: \$1,385,000
Method: Private Sale
Date: 01/02/2023
Property Type: House
Land Size: 857 sqm approx