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

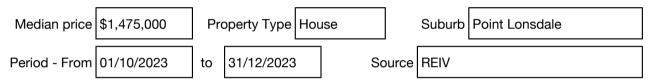
1/18 Glaneuse Road, Point Lonsdale Vic 3225

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$1,485,000

Median sale price



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	12 Warwick Hill Dr POINT LONSDALE 3225	\$1,500,000	28/07/2023
2	42 Jordan Rd POINT LONSDALE 3225	\$1,450,000	01/06/2023
3	22 Ocean Rd POINT LONSDALE 3225	\$1,352,500	19/07/2023

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:

07/02/2024 13:06









Property Type: House Land Size: 304 sqm approx Agent Comments Indicative Selling Price \$1,485,000 Median House Price December quarter 2023: \$1,475,000

Comparable Properties

12 Warwick Hill Dr POINT LONSDALE 3225 (REI/VG) Price: \$1,500,000 Method: Private Sale Date: 28/07/2023 Property Type: House Land Size: 700 sqm approx	Agent Comments
42 Jordan Rd POINT LONSDALE 3225 (REI/VG) → 3 → 2 → 2 Price: \$1,450,000 Method: Private Sale Date: 01/06/2023 Property Type: House (Res) Land Size: 653 sqm approx	Agent Comments
22 Ocean Rd POINT LONSDALE 3225 (REI/VG) 3 1 2 - Price: \$1,352,500 Method: Private Sale Date: 19/07/2023 Property Type: House (Res) Land Size: 269 sqm approx	Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100





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