

# 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

2/10 Beachwood Drive, Point Lonsdale Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,175,000

### Median sale price

Median price

\$1,368,750

Property Type

House

Suburb

Point Lonsdale

Period - From

01/01/2023

to

31/12/2023

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	15 California Blvd POINT LONSDALE 3225	\$1,225,000	25/07/2023
2	2/71 Fellows Rd POINT LONSDALE 3225	\$1,175,000	04/02/2024
3	7a Lawrence Rd POINT LONSDALE 3225	\$1,165,000	14/02/2023

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:

28/02/2024 10:56



3   
 2   
 1

**Property Type:** House  
**Land Size:** 418 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$1,175,000

**Median House Price**

Year ending December 2023: \$1,368,750

## Comparable Properties



**15 California Blvd POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

3   
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**Price:** \$1,225,000  
**Method:** Private Sale  
**Date:** 25/07/2023  
**Property Type:** House (Res)  
**Land Size:** 835 sqm approx



**2/71 Fellows Rd POINT LONSDALE 3225 (REI)**

**Agent Comments**

4   
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 2

**Price:** \$1,175,000  
**Method:** Private Sale  
**Date:** 04/02/2024  
**Property Type:** House



**7a Lawrence Rd POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

3   
 2   
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**Price:** \$1,165,000  
**Method:** Private Sale  
**Date:** 14/02/2023  
**Property Type:** House  
**Land Size:** 351 sqm approx

**Account - RT Edgar** | P: 03 5255 4099 | F: 03 5255 4326