Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	2/10 Beachwood Drive, 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 \$1,175,000

Median sale price

Median price \$1	1,368,750	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From 01	1/01/2023	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

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



Date of sale







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) **1** 3

Price: \$1,225,000 Method: Private Sale Date: 25/07/2023

Property Type: House (Res) Land Size: 835 sqm approx

Agent Comments



2/71 Fellows Rd POINT LONSDALE 3225 (REI) Agent Comments



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





7a Lawrence Rd POINT LONSDALE 3225

(REI/VG) **--**3



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





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