# 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

122 Glaneuse Road, Point Lonsdale Vic 3225

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,195,000		&		\$1,314,500			
Median sale price								
Median price	\$1,200,000	Property Type Hou		se		Suburb	Point Lonsdale	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	32 Kirk Rd POINT LONSDALE 3225	\$1,385,000	05/07/2024
2	1/18 Glaneuse Rd POINT LONSDALE 3225	\$1,345,000	29/02/2024
3	18 Thomson St POINT LONSDALE 3225	\$1,250,000	03/02/2024

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:

16/04/2025 15:30



122 Glaneuse Road, Point Lonsdale Vic 3225







**Property Type:** House (Res) **Land Size:** 533 sqm approx Agent Comments Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$1,195,000 - \$1,314,500 Median House Price March quarter 2025: \$1,200,000

# **Comparable Properties**

	32 Kirk Rd POINT LONSDALE 3225 (REI/VG) 3 1 2 - Price: \$1,385,000 Method: Private Sale Date: 05/07/2024 Property Type: House Land Size: 682 sqm approx	Agent Comments
	1/18 Glaneuse Rd POINT LONSDALE 3225 (REI)   3 1 2   Price: \$1,345,000   Method: Private Sale   Date: 29/02/2024   Property Type: House   Land Size: 304 sqm approx	Agent Comments
0	18 Thomson St POINT LONSDALE 3225 (REI/VG)   1 1 2   Price: \$1,250,000   Method: Auction Sale   Date: 03/02/2024   Property Type: House (Res)   Land Size: 672 sqm approx	Agent Comments

#### Account - Kerleys Coastal RE | P: 03 52584100



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