# 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

1a Alexander Crescent, Point Lonsdale Vic 3225

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,750,000		&		\$1,850,000			
Median sale price								
Median price	\$1,200,000	Pro	Property Type House		se		Suburb	Point Lonsdale
Period - From	01/07/2024	to	30/06/2025		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	16 Alexander Cr POINT LONSDALE 3225	\$1,710,000	13/05/2025
2	7 Clubhouse Dr POINT LONSDALE 3225	\$1,800,000	01/10/2024
3	43 Fellows Rd POINT LONSDALE 3225	\$1,775,000	25/09/2024

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:

09/07/2025 16:38









**Property Type:** Agent Comments Indicative Selling Price \$1,750,000 - \$1,850,000 Median House Price Year ending June 2025: \$1,200,000

# **Comparable Properties**

16 Alexander Cr POINT LONSDALE 3225 (VG)   1   4 1   - 1   Price: \$1,710,000   Method: Sale   Date: 13/05/2025   Property Type: House (Res)   Land Size: 683 sqm approx	Agent Comments
7 Clubhouse Dr POINT LONSDALE 3225 (REI/VG) 4 3 2 Price: \$1,800,000 Method: Private Sale Date: 01/10/2024 Property Type: House Land Size: 483 sqm approx	Agent Comments
43 Fellows Rd POINT LONSDALE 3225 (REI/VG) 3 2 2 1 Price: \$1,775,000 Method: Private Sale Date: 25/09/2024 Property Type: House Land Size: 450 sqm approx	Agent Comments

# Account - Kerleys Coastal RE | P: 03 52584100



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