Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Prope	rty	offered	for	sale
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Address	2/15 Laker 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 \$1,195,000

Median sale price

Median price	\$1,160,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	149B Fellows Rd POINT LONSDALE 3225	\$1,300,000	19/03/2025
2	8 Golightly St POINT LONSDALE 3225	\$1,215,000	13/01/2025
3	1/206 Point Lonsdale Rd POINT LONSDALE 3225	\$1,000,000	11/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	04/07/2025 12:54









Property Type: House Land Size: 403 sqm approx **Agent Comments**

Indicative Selling Price \$1,195,000 **Median House Price** Year ending March 2025: \$1,160,000

Comparable Properties



149B Fellows Rd POINT LONSDALE 3225 (REI/VG)

Price: \$1,300,000 Method: Private Sale Date: 19/03/2025 Property Type: House Land Size: 418 sqm approx **Agent Comments**



8 Golightly St POINT LONSDALE 3225 (REI/VG)

Agent Comments

Agent Comments

Price: \$1,215,000 Method: Private Sale Date: 13/01/2025 Property Type: House Land Size: 532 sqm approx



1/206 Point Lonsdale Rd POINT LONSDALE 3225

(REI/VG)

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Price: \$1,000,000 Method: Private Sale Date: 11/11/2024

Property Type: Townhouse (Single) Land Size: 380 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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