## 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	2/3 Peterho Boulevard, 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 \$875,000

### Median sale price

Median price \$1,200,000	Property Type Hous	se	Suburb Point Lonsdale
Period - From 01/01/2025	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

Address of comparable property		Price	Date of sale
1	29 Saltbush Cirt POINT LONSDALE 3225	\$850,000	22/04/2025
2	1 Lakeland Ct POINT LONSDALE 3225	\$900,000	30/01/2025
3	1/125 Fellows Rd POINT LONSDALE 3225	\$855,000	06/09/2024

#### 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.

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**Indicative Selling Price** \$875,000 **Median House Price** March quarter 2025: \$1,200,000





Property Type: Unit Land Size: 295 sqm approx

**Agent Comments** 

# Comparable Properties



29 Saltbush Cirt POINT LONSDALE 3225 (REI)

**Agent Comments** 

Price: \$850,000 Method: Private Sale Date: 22/04/2025 Property Type: House Land Size: 400 sqm approx

1 Lakeland Ct POINT LONSDALE 3225 (REI/VG)

Price: \$900,000



Agent Comments

**Agent Comments** 

Method: Private Sale Date: 30/01/2025 Property Type: House Land Size: 664 sqm approx



1/125 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Method: Private Sale

Price: \$855,000

Date: 06/09/2024 Property Type: House Land Size: 340 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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