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

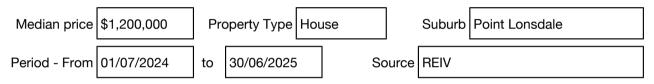
35 Glaneuse Road, Point Lonsdale Vic 3225

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
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Single price \$1,495,000

Median sale price



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		Price	Date of sale
1	32 Jordan Rd POINT LONSDALE 3225	\$1,470,000	02/06/2025
2	5 Deakin St POINT LONSDALE 3225	\$1,625,000	11/04/2025
3	122 Glaneuse Rd POINT LONSDALE 3225	\$1,400,000	01/01/2025

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:

14/07/2025 16:37



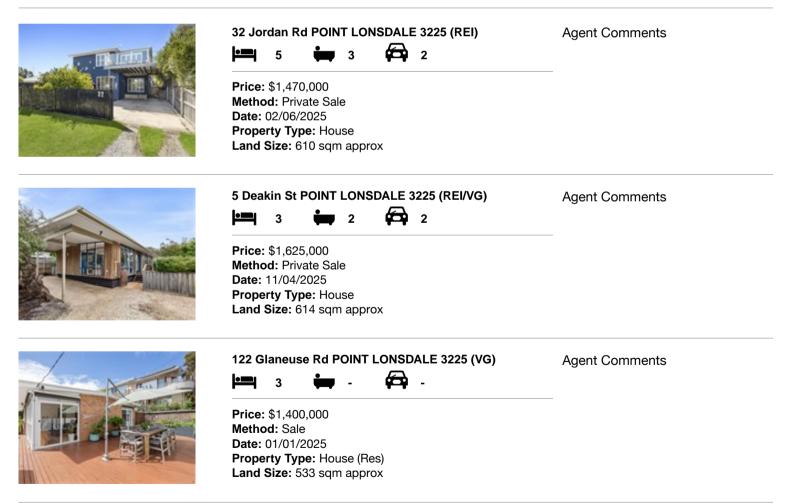






Property Type: Land Size: 346 sqm approx Agent Comments Indicative Selling Price \$1,495,000 Median House Price Year ending June 2025: \$1,200,000

Comparable Properties



Account - Kerleys Coastal RE | P: 03 52584100



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