# Statement of Information Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

# Property offered for sale

Including suburb or locality and postcode

Address 35 Simpson Street, Point Lonsdale Vic 3225

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	ו \$2,450,000		&		\$2,650,000				
Median sale price									
Median price	\$1,160,000	Pro	Property Type		House		Suburb	Point Lonsdale	
Period - From	01/04/2024	to	31/03/2025	5	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.

Add	dress of comparable property	Price	Date of sale
1	32 Phelan St POINT LONSDALE 3225	\$2,418,000	24/01/2025
2	6 Kiora St POINT LONSDALE 3225	\$2,550,000	21/10/2024
3	23 Lockington Cr POINT LONSDALE 3225	\$2,650,000	06/07/2024

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:

28/05/2025 15:53









**Property Type:** Agent Comments Indicative Selling Price \$2,450,000 - \$2,650,000 Median House Price Year ending March 2025: \$1,160,000

# **Comparable Properties**

32 Phelan St POINT LONSDALE 3225 (REI) 4 2 2 2 Price: \$2,418,000 Method: Private Sale Date: 24/01/2025 Property Type: House Land Size: 649 sqm approx	Agent Comments
6 Kiora St POINT LONSDALE 3225 (VG) 5	Agent Comments
23 Lockington Cr POINT LONSDALE 3225 (REI/VG) 4 2 2 2 Price: \$2,650,000 Method: Private Sale Date: 06/07/2024 Property Type: House Land Size: 700 sqm approx	Agent Comments

# Account - Kerleys Coastal RE | P: 03 52584100



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