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 36 Cowry Way, Point Lonsdale Vic 3225

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|-------------|-----|---------------|--|-----------|------|--------|----------------|--|--|
| Range betweer | ו \$895,000 | | & | | \$970,000 | | | | | |
| Median sale price | | | | | | | | | | |
| Median price | \$1,160,000 | Pro | Property Type | | House | | Suburb | Point Lonsdale | | |
| Period - From | 01/04/2024 | to | 31/03/2025 | | 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 | 123 Fellows Rd POINT LONSDALE 3225 | \$950,000 | 20/06/2025 |
| 2 | 29 Saltbush Cirt POINT LONSDALE 3225 | \$850,000 | 22/04/2025 |
| 3 | 1 Lakeland Ct POINT LONSDALE 3225 | \$900,000 | 30/01/2025 |

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:

05/07/2025 08:41









Property Type: House Land Size: 336 sqm approx Agent Comments Indicative Selling Price \$895,000 - \$970,000 Median House Price Year ending March 2025: \$1,160,000

Comparable Properties

| 123 Fellows Rd POINT LONSDALE 3225 (REI) 124 Fellows Rd POINT LONSDALE 3225 (REI) Price: \$950,000 Method: Private Sale Date: 20/06/2025 Property Type: House Land Size: 836 sqm approx | Agent Comments |
|--|----------------|
| 29 Saltbush Cirt POINT LONSDALE 3225 (REI) 3 2 2 2 Price: \$850,000 Method: Private Sale Date: 22/04/2025 Property Type: House Land Size: 400 sqm approx | Agent Comments |
| 1 Lakeland Ct POINT LONSDALE 3225 (REI/VG) 3 2 2 2 Price: \$900,000 Method: Private Sale Date: 30/01/2025 Property Type: House Land Size: 664 sqm approx | Agent Comments |

Account - Kerleys Coastal RE | P: 03 52584100



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