### 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	5 Casablanca Street, 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

Range between \$1,098,000	&	\$1,207,000
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#### Median sale price

Median price	\$1,200,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/07/2024	to	30/06/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	4 Wirilda Way POINT LONSDALE 3225	\$1,200,000	24/04/2025
2	9 Casablanca St POINT LONSDALE 3225	\$1,076,500	23/04/2025
3	16 Shearwater Gr POINT LONSDALE 3225	\$1,110,000	28/02/2025

#### 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:	08/07/2025 11:03









Property Type: House Land Size: 399 sqm approx **Agent Comments** 

**Indicative Selling Price** \$1,098,000 - \$1,207,000 **Median House Price** Year ending June 2025: \$1,200,000

# Comparable Properties



4 Wirilda Way POINT LONSDALE 3225 (REI/VG)

**Agent Comments** 

Price: \$1,200,000 Method: Private Sale Date: 24/04/2025 Property Type: House Land Size: 420 sqm approx

9 Casablanca St POINT LONSDALE 3225 (VG)

Price: \$1,076,500 Method: Sale

Date: 23/04/2025 Property Type: House (Res) Land Size: 447 sqm approx

Agent Comments



16 Shearwater Gr POINT LONSDALE 3225 (REI/VG)

Price: \$1,110,000 Method: Private Sale Date: 28/02/2025

**Agent Comments** 

Property Type: House Land Size: 448 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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