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

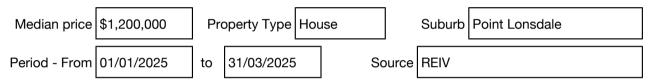
9 Hollywood Boulevard, Point Lonsdale Vic 3225

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 \$1,200,000

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property		Price	Date of sale
1	22 Norman Cr POINT LONSDALE 3225	\$1,000,000	27/06/2024
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

20/06/2025 13:57









Property Type: Land **Land Size:** 836 sqm approx Agent Comments Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

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

Agent Comments

Comparable Properties



22 Norman Cr POINT LONSDALE 3225 (VG)



Price: \$1,000,000 Method: Sale Date: 27/06/2024 Property Type: Land Land Size: 673 sqm approx

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 eighteen months.

Account - Kerleys Coastal RE | P: 03 52584100

propertydata



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