

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

1/15 Bowen Road, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,650,000

Median sale price

Median price \$1,475,000

Property Type House

Suburb Point Lonsdale

Period - From 01/10/2023

to 31/12/2023

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.

| | Address of comparable property | Price | Date of sale |
|---|--------------------------------------|-------------|--------------|
| 1 | 9 Bowen Rd POINT LONSDALE 3225 | \$1,870,000 | 31/01/2023 |
| 2 | 11 Bowen Rd POINT LONSDALE 3225 | \$1,725,000 | 31/01/2024 |
| 3 | 77 Bellarine Hwy POINT LONSDALE 3225 | \$1,575,000 | 03/02/2023 |

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:

01/02/2024 09:40



 4  2  2

Property Type: House
Land Size: 322 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000
Median House Price
December quarter 2023: \$1,475,000

Comparable Properties



9 Bowen Rd POINT LONSDALE 3225 (VG)

Agent Comments

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Price: \$1,870,000
Method: Sale
Date: 31/01/2023
Property Type: House (Res)
Land Size: 667 sqm approx



11 Bowen Rd POINT LONSDALE 3225 (REI)

Agent Comments

 3  2  2

Price: \$1,725,000
Method: Private Sale
Date: 31/01/2024
Property Type: House
Land Size: 770 sqm approx



77 Bellarine Hwy POINT LONSDALE 3225 (REI)

Agent Comments

 4  3  2

Price: \$1,575,000
Method: Private Sale
Date: 03/02/2023
Property Type: House
Land Size: 832 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100