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

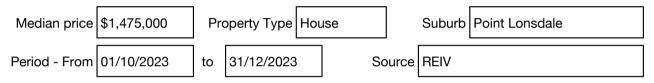
1/15 Bowen Road, Point Lonsdale Vic 3225

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
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Single price \$1,650,000

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 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









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)

11 Bowen Rd POINT LONSDALE 3225 (REI)

2

6 2



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

Agent Comments

Agent Comments



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



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





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