

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

1/18 Glaneuse Road, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,392,500 Property Type House Suburb Point Lonsdale

Period - From 14/12/2022 to 13/12/2023 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	5 Clubhouse Dr POINT LONSDALE 3225	\$1,630,000	20/02/2023
2	12 Warwick Hill Dr POINT LONSDALE 3225	\$1,500,000	28/07/2023
3	42 Jordan Rd POINT LONSDALE 3225	\$1,450,000	01/06/2023

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:

14/12/2023 09:37



 3  1 

Property Type: Strata Unit/Flat

Land Size: 304 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

14/12/2022 - 13/12/2023: \$1,392,500

Comparable Properties



5 Clubhouse Dr POINT LONSDALE 3225
(REI/VG)

Agent Comments

 3  2  2

Price: \$1,630,000

Method: Private Sale

Date: 20/02/2023

Property Type: House

Land Size: 537 sqm approx



12 Warwick Hill Dr POINT LONSDALE 3225
(REI/VG)

Agent Comments

 3  2  2

Price: \$1,500,000

Method: Private Sale

Date: 28/07/2023

Property Type: House

Land Size: 700 sqm approx



42 Jordan Rd POINT LONSDALE 3225
(REI/VG)

Agent Comments

 3  2  2

Price: \$1,450,000

Method: Private Sale

Date: 01/06/2023

Property Type: House (Res)

Land Size: 653 sqm approx

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