

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

133 Fellows Road, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$1,595,000

Median sale price

Median price \$1,570,000

Property Type House

Suburb Point Lonsdale

Period - From 01/07/2022

to 30/06/2023

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	82 Fellows Rd POINT LONSDALE 3225	\$1,595,000	27/05/2022
2	113 Fellows Rd POINT LONSDALE 3225	\$1,570,000	01/09/2022
3	12 Warwick Hill Dr POINT LONSDALE 3225	\$1,500,000	28/07/2023

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:

26/09/2023 16:10



 4  2  4

Rooms: 9
Property Type: House (Res)
Land Size: 800 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,595,000
Median House Price
Year ending June 2023: \$1,570,000

Comparable Properties



82 Fellows Rd POINT LONSDALE 3225
(REI/VG)

[Agent Comments](#)

 3  2  1

Price: \$1,595,000
Method: Private Sale
Date: 27/05/2022
Property Type: House
Land Size: 851 sqm approx



113 Fellows Rd POINT LONSDALE 3225
(REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$1,570,000
Method: Private Sale
Date: 01/09/2022
Property Type: House
Land Size: 836 sqm approx



12 Warwick Hill Dr POINT LONSDALE 3225
(REI)

[Agent Comments](#)

 3  2  2

Price: \$1,500,000
Method: Private Sale
Date: 28/07/2023
Property Type: House
Land Size: 700 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100