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	

Indicative selling price

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

Range between	\$1,050,000	&	\$1,100,000
Trailige between	Ψ1,030,000	α	φ1,100,000

Median sale price

Median price	\$1,220,000	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	18/06/2023	to	17/06/2024		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

Address of comparable property		Price	Date of sale
1	67a Peterho Blvd POINT LONSDALE 3225	\$1,100,000	26/03/2024
2	42 Cockle Cr POINT LONSDALE 3225	\$1,080,000	27/10/2023
3	33 Limpet Cirt POINT LONSDALE 3225	\$1,015,000	05/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	18/06/2024 11:35













Property Type: Land Land Size: 396 sqm approx **Agent Comments**

Indicative Selling Price \$1,050,000 - \$1,100,000 **Median House Price** 18/06/2023 - 17/06/2024: \$1,220,000

Comparable Properties



67a Peterho Blvd POINT LONSDALE 3225

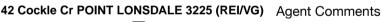
(REI/VG) **--** 3



Price: \$1,100,000 Method: Private Sale Date: 26/03/2024 Property Type: House

Land Size: 328.50 sqm approx

Agent Comments





Price: \$1,080,000 Method: Private Sale Date: 27/10/2023 Property Type: House

Land Size: 448 sqm approx







Price: \$1,015,000 Method: Private Sale Date: 05/02/2024 Property Type: House Land Size: 468 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100



