

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

18 Kirk Road, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$2,425,000

Median sale price

Median price \$1,220,000

Property Type House

Suburb Point Lonsdale

Period - From 01/04/2023

to 31/03/2024

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	Price	Date of sale
1	9 Killearn Av POINT LONSDALE 3225	\$2,685,000	14/02/2023
2	76 Ocean Rd POINT LONSDALE 3225	\$2,600,000	03/11/2023
3	12 Kirk Rd POINT LONSDALE 3225	\$2,450,000	27/04/2023

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:

10/05/2024 15:09



 3  3  2

Property Type: House

Land Size: 528 sqm approx

Agent Comments

Comparable Properties



9 Killearn Av POINT LONSDALE 3225 (REI/VG) Agent Comments

 4  3  2

Price: \$2,685,000

Method: Private Sale

Date: 14/02/2023

Property Type: House

Land Size: 736 sqm approx



76 Ocean Rd POINT LONSDALE 3225 (REI/VG) Agent Comments

 4  2  2

Price: \$2,600,000

Method: Sold Before Auction

Date: 03/11/2023

Property Type: House (Res)

Land Size: 737 sqm approx



12 Kirk Rd POINT LONSDALE 3225 (REI/VG) Agent Comments

 4  2  2

Price: \$2,450,000

Method: Private Sale

Date: 27/04/2023

Property Type: House

Land Size: 585 sqm approx