

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

196 Fellows Road, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,160,000 Property Type House Suburb Point Lonsdale

Period - From 01/01/2024 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	195 Fellows Rd POINT LONSDALE 3225	\$1,220,000	30/11/2023
2	118 Fellows Rd POINT LONSDALE 3225	\$1,040,000	12/03/2024
3	4 Scarborough CI POINT LONSDALE 3225	\$1,035,000	24/02/2024

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:

24/04/2024 16:14

196 Fellows Road, Point Lonsdale Vic 3225

Proudly Presented by
Kerleys Coastal Real Estate
POINT LONSDALE
101 Point Lonsdale Road
Point Lonsdale 3225
Telephone: 5258 4100
Facsimile: 5258 1443

OR

POINT LONSDALE
101 Point Lonsdale Road
Point Lonsdale
Telephone: 5258 4100
Facsimile: 5258 1443

QUEENSBURY
74 Essex Street
Queensbury
Telephone: 550 500

OSSAY GROVE
1/85 The Terrace
Ossay Grove
Telephone: 5258 4100
Facsimile: 5258 1443

Kerleys
Coastal Real Estate

Our company, established in 1916, has forged an outstanding reputation over almost 100 years based on accurate advice, tremendous client service and unrivalled market knowledge. If you're considering buying, selling or leasing and would like to ensure your real estate experience in our region is both enjoyable and successful then please feel free to contact Davian Ceylan at any time.

 4  2  2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 658 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,040,000
Median House Price
March quarter 2024: \$1,160,000

Comparable Properties



195 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,220,000
Method: Private Sale
Date: 30/11/2023
Property Type: House
Land Size: 836 sqm approx



118 Fellows Rd POINT LONSDALE 3225 (REI)

Agent Comments

 3  1  2

Price: \$1,040,000
Method: Private Sale
Date: 12/03/2024
Property Type: House
Land Size: 690 sqm approx



4 Scarborough Ct POINT LONSDALE 3225 (REI)

Agent Comments

 3  2  1

Price: \$1,035,000
Method: Private Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 861 sqm approx

Account - Fletchers | P: 5258 2833



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