

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2/71 Fellows Road, Point Lonsdale VIC 3225

Indicative selling price

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

Range between \$1,150,000 & \$1,265,000

Median sale price

Median price \$1,390,000 Property type House Suburb Point Lonsdale

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales

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
57 Peterho Boulevard, Point Lonsdale	\$1,260,000	20/11/2023
149A Fellows Road, Point Lonsdale	\$1,325,000	23/05/2023
2/91 Fellows Road, Point Lonsdale	\$1,250,000	31/12/2023

This Statement of Information was prepared on: 21 November 2023