## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 21 Emily Street, Point Lonsdale Vic 3225

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,475,000	Pro	operty Type	Hou	ise		Suburb	Point Lonsdale
Period - From	01/10/2023	to	31/12/2023		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	133 Fellows Rd POINT LONSDALE 3225	\$1,575,000	17/10/2023
2	24 Mcnaught St POINT LONSDALE 3225	\$1,560,000	31/01/2024
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:

31/01/2024 13:59









**Property Type:** House **Land Size:** 421 sqm approx Agent Comments Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price December quarter 2023: \$1,475,000

# **Comparable Properties**





133 Fellows Rd POINT LONSDALE 3225 (REI/VG)



Price: \$1,575,000 Method: Private Sale Date: 17/10/2023 Property Type: House Land Size: 836 sqm approx

24 Mcnaught St POINT LONSDALE 3225 (REI) Agent Comments



Price: \$1,560,000 Method: Private Sale Date: 31/01/2024 Property Type: House Land Size: 525 sqm approx



12 Warwick Hill Dr POINT LONSDALE 3225 (REI/VG)



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





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Agent Comments

Agent Comments