

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

24 Calcium Park Crescent, Point Lonsdale Vic 3225

Indicative selling price

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

Range between

\$850,000

&

\$890,000

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 | 3 Lakeland Ct POINT LONSDALE 3225 | \$935,000 | 12/04/2024 |
| 2 | 16 Aguna St POINT LONSDALE 3225 | \$930,000 | 27/06/2023 |
| 3 | 8 Limpet Cirt POINT LONSDALE 3225 | \$877,500 | 05/04/2024 |

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:

09/05/2024 13:09

24 Calcium Park Crescent, Point Lonsdale Vic 3225



 3  2  2

Property Type: Residential House
Agent Comments

Indicative Selling Price
\$850,000 - \$890,000
Median House Price
March quarter 2024: \$1,160,000

Comparable Properties



3 Lakeland Ct POINT LONSDALE 3225 (REI)

Agent Comments

 3  2  2

Price: \$935,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 665 sqm approx



16 Aguna St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  2  2

Price: \$930,000
Method: Private Sale
Date: 27/06/2023
Property Type: House
Land Size: 448 sqm approx



8 Limpet Cirt POINT LONSDALE 3225 (REI)

Agent Comments

 3  2  2

Price: \$877,500
Method: Private Sale
Date: 05/04/2024
Property Type: House
Land Size: 392 sqm approx

Account - Fletchers | P: 5258 2833



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