

# 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 Mcnaught Street, Point Lonsdale Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,775,000

### Median sale price

Median price \$1,570,000

Property Type House

Suburb Point Lonsdale

Period - From 01/07/2022

to 30/06/2023

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	6 Lockwood St POINT LONSDALE 3225	\$1,800,000	25/11/2022
2	5 Clubhouse Dr POINT LONSDALE 3225	\$1,630,000	20/02/2023
3	113 Fellows Rd POINT LONSDALE 3225	\$1,570,000	01/09/2022

**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:

30/08/2023 16:44



**Property Type:** House  
**Land Size:** 525 sqm approx  
**Agent Comments**

## Comparable Properties



**6 Lockwood St POINT LONSDALE 3225**  
(REI/VG)

**Agent Comments**



**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 25/11/2022  
**Property Type:** House  
**Land Size:** 883 sqm approx



**5 Clubhouse Dr POINT LONSDALE 3225**  
(REI/VG)

**Agent Comments**



**Price:** \$1,630,000  
**Method:** Private Sale  
**Date:** 20/02/2023  
**Property Type:** House  
**Land Size:** 537 sqm approx



**113 Fellows Rd POINT LONSDALE 3225**  
(REI/VG)

**Agent Comments**



**Price:** \$1,570,000  
**Method:** Private Sale  
**Date:** 01/09/2022  
**Property Type:** House  
**Land Size:** 836 sqm approx