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

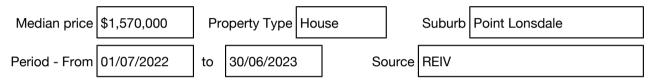
24 Mcnaught Street, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$1,775,000

Median sale price



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 Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$1,775,000 Median House Price Year ending June 2023: \$1,570,000

Comparable Properties

6 Lockwood St POINT LONSDALE 3225 (REI/VG) 3 2 2 2 Price: \$1,800,000 Method: Private Sale Date: 25/11/2022 Property Type: House Land Size: 883 sqm approx	Agent Comments
5 Clubhouse Dr POINT LONSDALE 3225 (REI/VG) 3 2 2 2 Price: \$1,630,000 Method: Private Sale Date: 20/02/2023 Property Type: House Land Size: 537 sqm approx	Agent Comments
113 Fellows Rd POINT LONSDALE 3225 (REI/VG) 4 2 2 2 Price: \$1,570,000 Method: Private Sale Date: 01/09/2022 Property Type: House Land Size: 836 sqm approx	Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100





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