

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

24 Point Boulevard, Point Lonsdale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$1,100,000 & \$1,180,000

Median sale price

Median price \$1,081,000 Property type Residential house Suburb Ocean Grove

Period - From July 2022 to July 2023 Source Realestate.com.au

Comparable property sales

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
18 Cowry Way, Point Lonsdale	\$1,115,000	04/05/2023
9 Aguna St, Point Lonsdale	\$1,200,000	03/02/2023
19 Saltbush Circuit, Lonsdale	\$1,110,000	23/12/2022

This Statement of Information was prepared on: 06/07/2023