

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 240 Fellows Road, Point Lonsdale Vic 3225
Including suburb or locality and postcode

Indicative selling price

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

Single price \$1,195,000

Median sale price

Median price \$1,260,000 Property Type House Suburb Point Lonsdale

Period - From 01/04/2023 to 30/06/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

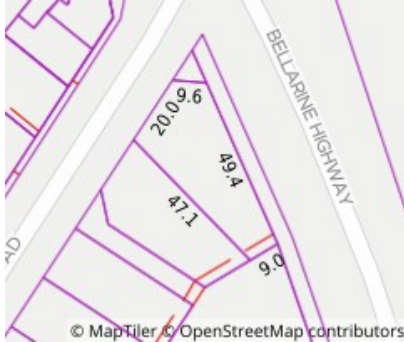
A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12 Jennifer Cr POINT LONSDALE 3225	\$1,110,000	28/08/2023
2	3 Watermans Ct POINT LONSDALE 3225	\$1,060,000	26/07/2023
3	3 Lakes Entrance POINT LONSDALE 3225	\$1,060,000	01/08/2023

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: 14/09/2023 10:03



Rooms: 7
Property Type: House
Land Size: 660 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,195,000
Median House Price
 June quarter 2023: \$1,260,000

Comparable Properties



12 Jennifer Cr POINT LONSDALE 3225 (REI) Agent Comments



Price: \$1,110,000
Method: Private Sale
Date: 28/08/2023
Property Type: House
Land Size: 743 sqm approx



3 Watermans Ct POINT LONSDALE 3225 (REI) Agent Comments



Price: \$1,060,000
Method: Private Sale
Date: 26/07/2023
Property Type: House
Land Size: 786 sqm approx



3 Lakes Entrance POINT LONSDALE 3225 (REI) Agent Comments



Price: \$1,060,000
Method: Private Sale
Date: 01/08/2023
Property Type: House
Land Size: 850 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100