

# 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 29 Glaneuse 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,650,000 & \$2,900,000

### Median sale price

Median price \$1,385,000 Property Type House Suburb Point Lonsdale

Period - From 01/12/2022 to 30/11/2023 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	84 Glaneuse Rd POINT LONSDALE 3225	\$2,800,000	07/02/2023
2	9 Killearn Av POINT LONSDALE 3225	\$2,685,000	14/02/2023
3	84 Kirk Rd POINT LONSDALE 3225	\$2,650,000	17/01/2023

**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: 01/12/2023 11:15



 4  2 

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 809 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,650,000 - \$2,900,000  
**Median House Price**  
01/12/2022 - 30/11/2023: \$1,385,000

## Comparable Properties

84 Glaneuse Rd POINT LONSDALE 3225 (VG) Agent Comments

 4  -  -

**Price:** \$2,800,000  
**Method:** Sale  
**Date:** 07/02/2023  
**Property Type:** Land  
**Land Size:** 366 sqm approx



9 Killlearn Av POINT LONSDALE 3225 (REI/VG) Agent Comments

 4  3  2

**Price:** \$2,685,000  
**Method:** Private Sale  
**Date:** 14/02/2023  
**Property Type:** House  
**Land Size:** 736 sqm approx



84 Kirk Rd POINT LONSDALE 3225 (REI) Agent Comments

 3  2  2

**Price:** \$2,650,000  
**Method:** Private Sale  
**Date:** 17/01/2023  
**Property Type:** House  
**Land Size:** 681 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100