Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

3 Ethel Court, Point Lonsdale Vic 3225

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
-			

Median sale price

Median price	\$1,368,750	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	01/01/2023	to	31/12/2023		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

,	and the companion property		Date of care
1	18 Thomson St POINT LONSDALE 3225	\$1,250,000	03/02/2024
2	12 Jennifer Cr POINT LONSDALE 3225	\$1,110,000	28/08/2023
3	5 Beachwood Dr POINT LONSDALE 3225	\$1,090,000	14/09/2023

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:	06/03/2024 13:26



Date of sale











Property Type: Land Land Size: 1003 sqm approx

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price

Year ending December 2023: \$1,368,750

Comparable Properties



18 Thomson St POINT LONSDALE 3225 (REI)

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Agent Comments

Price: \$1,250,000 **Method:** Auction Sale **Date:** 03/02/2024

Property Type: House (Res) **Land Size:** 672 sqm approx



12 Jennifer Cr POINT LONSDALE 3225

(REI/VG)





Agent Comments

Agent Comments

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



5 Beachwood Dr POINT LONSDALE 3225

(REI/VG)

-3



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Price: \$1,090,000
Method: Private Sale
Date: 14/09/2023
Property Type: House

Land Size: 836 sqm approx

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326





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