Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 3 Lakeland Court, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	ו \$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$1,430,000	Property Type Ho		Hou	ouse		Suburb	Point Lonsdale	
Period - From	08/11/2022	to	07/11/2023		So	urce	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.

Ade	dress 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:

08/11/2023 11:47









Property Type: Land **Land Size:** 665 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price 08/11/2022 - 07/11/2023: \$1,430,000

Comparable Properties

12 Jennifer Cr POINT LONSDALE 3225 (REI/VG)12 2 <th>Agent Comments</th>	Agent Comments
3 Watermans Ct POINT LONSDALE 3225 (REI/VG) Price: \$1,060,000 Method: Private Sale Date: 26/07/2023 Property Type: House Land Size: 786 sqm approx	Agent Comments
3 Lakes Entrance POINT LONSDALE 3225 (REI) Image: A Image: Boot Constraints 4 Image: Boot Constraints Price: \$1,060,000 Method: Private Sale Date: 01/08/2023 Property Type: House Land Size: 850 sqm approx	Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100



propertydata

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