## 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 30 Winterley Road, Point Lonsdale Vic 3225

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betwee	\$3,700,000		&		\$4,070,0	00		
Median sale p	rice							
Median price	\$1,475,000	Pro	operty Type	Hou	se		Suburb	Point Lonsdale
Period - From	01/10/2023	to	31/12/2023	;	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### 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 eighteen months.

This Statement of Information was prepared on:

21/01/2024 09:36









Property Type: House (Previously Occupied - Detached) Land Size: 919 sqm approx Agent Comments Indicative Selling Price \$3,700,000 - \$4,070,000 Median House Price December quarter 2023: \$1,475,000

# **Comparable Properties**

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 eighteen months.

Account - Kerleys Coastal RE | P: 03 52584100



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