

# 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 35 Simpson Street, 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)

Single price \$3,200,000

### Median sale price

Median price \$1,475,000 Property Type House Suburb Point Lonsdale

Period - From 01/10/2023 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	Price	Date of sale
1	53 Winterley Rd POINT LONSDALE 3225	\$3,250,000	15/05/2023
2	1 Nicholas Ct POINT LONSDALE 3225	\$2,675,000	11/02/2023
3	76 Ocean Rd POINT LONSDALE 3225	\$2,600,000	03/11/2023

**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: 20/03/2024 16:14



**Property Type:** House  
**Land Size:** 795 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,200,000  
**Median House Price**  
December quarter 2023: \$1,475,000

## Comparable Properties

**53 Winterley Rd POINT LONSDALE 3225 (VG)** **Agent Comments**



**Price:** \$3,250,000  
**Method:** Sale  
**Date:** 15/05/2023  
**Property Type:** House (Res)  
**Land Size:** 560 sqm approx



**1 Nicholas Ct POINT LONSDALE 3225 (REI/VG)** **Agent Comments**



**Price:** \$2,675,000  
**Method:** Auction Sale  
**Date:** 11/02/2023  
**Property Type:** House (Res)  
**Land Size:** 611 sqm approx



**76 Ocean Rd POINT LONSDALE 3225 (REI/VG)** **Agent Comments**



**Price:** \$2,600,000  
**Method:** Sold Before Auction  
**Date:** 03/11/2023  
**Property Type:** House (Res)  
**Land Size:** 737 sqm approx