### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	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

Single price \$3,200,000

#### Median sale price

Median price \$1,475,000	Pro	operty Type Ho	use		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 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

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 comparableproperties 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)

4 3





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)

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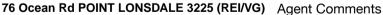




**Price:** \$2,675,000 **Method:** Auction Sale **Date:** 11/02/2023

**Property Type:** House (Res) **Land Size:** 611 sqm approx

**Agent Comments** 











Price: \$2,600,000

Method: Sold Before Auction

Date: 03/11/2023

**Property Type:** House (Res) **Land Size:** 737 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100



