

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
Including suburb or
locality and postcode

37 Kirk Road, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$2,200,000

Median sale price

Median price \$1,530,000

Property Type House

Suburb Point Lonsdale

Period - From 01/01/2022

to 31/12/2022

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 | 37 Golightly St POINT LONSDALE 3225 | \$2,725,000 | 26/03/2022 |
| 2 | 84 Kirk Rd POINT LONSDALE 3225 | \$2,650,000 | 17/01/2023 |
| 3 | 1 Arkins St POINT LONSDALE 3225 | \$2,330,000 | 19/02/2022 |

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:

28/02/2023 11:27



 3  2  2

Property Type: house

Land Size: 623 sqm approx

Agent Comments

A seemingly humble home to those walking by, a single step through the front door reveals a wonderfully crafted, expansive, and timeless interior.

Comparable Properties



37 Golightly St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  3  2

Price: \$2,725,000

Method: Auction Sale

Date: 26/03/2022

Property Type: House (Res)

Land Size: 520 sqm approx



84 Kirk Rd POINT LONSDALE 3225 (REI)

Agent Comments

 3  2  2

Price: \$2,650,000

Method: Private Sale

Date: 17/01/2023

Property Type: House

Land Size: 681 sqm approx



1 Arkins St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  1

Price: \$2,330,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 536 sqm approx