

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 4 Albert 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

Range between \$2,850,000 & \$3,100,000

Median sale price

Median price \$1,385,000 Property Type House Suburb Point Lonsdale

Period - From 01/10/2022 to 30/09/2023 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	84 Glaneuse Rd POINT LONSDALE 3225	\$2,800,000	07/02/2023
2	1 Nicholas Ct POINT LONSDALE 3225	\$2,675,000	11/02/2023
3	3 Elizabeth St POINT LONSDALE 3225	\$2,510,000	05/11/2022

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: 11/12/2023 17:48



 3  2  2

Property Type: Auction
Land Size: 618 sqm approx
Agent Comments

Indicative Selling Price

\$2,850,000 - \$3,100,000

Median House Price

Year ending September 2023: \$1,385,000

Comparable Properties

84 Glaneuse Rd POINT LONSDALE 3225 (VG) **Agent Comments**

 4  -  -

Price: \$2,800,000
Method: Sale
Date: 07/02/2023
Property Type: Land
Land Size: 366 sqm approx



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

 3  1  -

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



3 Elizabeth St POINT LONSDALE 3225 (REI/VG) **Agent Comments**

 2  1  2

Price: \$2,510,000
Method: Private Sale
Date: 05/11/2022
Property Type: House
Land Size: 620 sqm approx