

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

4 Wirilda Way, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$1,480,000 & \$1,580,000

Median sale price

Median price \$1,260,000 Property Type House Suburb Point Lonsdale

Period - From 01/04/2023 to 30/06/2023 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	35 Cockle Cr POINT LONSDALE 3225	\$1,597,000	17/06/2022
2	16 Knowles Gr POINT LONSDALE 3225	\$1,550,000	15/12/2022
3	59 Peterho Blvd POINT LONSDALE 3225	\$1,400,000	24/08/2023

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:

14/09/2023 14:21

4 Wirilda Way, Point Lonsdale Vic 3225



4 2 2

Property Type: House
Land Size: 420 sqm approx
Agent Comments

Indicative Selling Price
\$1,480,000 - \$1,580,000
Median House Price
June quarter 2023: \$1,260,000

Comparable Properties



35 Cockle Cr POINT LONSDALE 3225 (REI/VG) **Agent Comments**

5 3 2

Price: \$1,597,000
Method: Private Sale
Date: 17/06/2022
Property Type: House
Land Size: 511 sqm approx



16 Knowles Gr POINT LONSDALE 3225 (REI/VG) **Agent Comments**

4 3 2

Price: \$1,550,000
Method: Private Sale
Date: 15/12/2022
Property Type: House
Land Size: 512 sqm approx



59 Peterho Blvd POINT LONSDALE 3225 (REI) **Agent Comments**

4 3 2

Price: \$1,400,000
Method: Private Sale
Date: 24/08/2023
Property Type: House (Res)
Land Size: 683 sqm approx

Account - Fletchers | P: 5258 2833



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