Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	6 Fulmar Grove, 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

Trange between \$1,745,000	Range between	\$1,595,000	&	\$1,745,000
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Median sale price

Median price	\$1,351,250	Pro	perty Type	House		Suburb	Point Lonsdale
Period - From	24/01/2023	to	23/01/2024		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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	22 Coquina Dr POINT LONSDALE 3225	\$1,715,000	31/08/2022
2	5 Clubhouse Dr POINT LONSDALE 3225	\$1,630,000	20/02/2023
3			

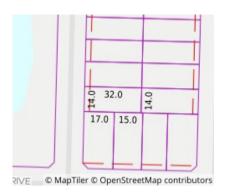
OR

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 eighteen months.

This Statement of Information was prepared on:	24/01/2024 13:06



Date of sale





Agent Comments

Indicative Selling Price \$1,595,000 - \$1,745,000 Median House Price 24/01/2023 - 23/01/2024: \$1,351,250

Comparable Properties



22 Coquina Dr POINT LONSDALE 3225 (REI/VG)

□ 4 **□** 2

Price: \$1,715,000 Method: Private Sale Date: 31/08/2022 Property Type: House Land Size: 512 sqm approx **Agent Comments**



5 Clubhouse Dr POINT LONSDALE 3225

(REI/VG)

-3

2

2 2

53) 2

Price: \$1,630,000 Method: Private Sale Date: 20/02/2023 Property Type: House Land Size: 537 sqm approx Agent Comments

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 eighteen months.

Account - Jellis Craig Barwon Heads



