

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

6 Fulmar Grove, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$1,595,000 & \$1,745,000

Median sale price

Median price \$1,351,250 Property 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	Price	Date of sale
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

6 Fulmar Grove, Point Lonsdale Vic 3225



Property Type: Land
Land Size: 448 sqm approx
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)

Agent Comments



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



5 Clubhouse Dr POINT LONSDALE 3225 (REI/VG)

Agent Comments



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

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



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