

# 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 Kiora Street, Point Lonsdale Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,000,000 & \$3,300,000

### Median sale price

Median price \$1,392,500 Property Type House Suburb Point Lonsdale

Period - From 14/12/2022 to 13/12/2023 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 | 6 Loch St POINT LONSDALE 3225      | \$3,500,000 | 19/07/2022   |
| 2 | 84 Glaneuse Rd POINT LONSDALE 3225 | \$2,800,000 | 07/02/2023   |
| 3 | 9 Killearn Av POINT LONSDALE 3225  | \$2,685,000 | 14/02/2023   |

**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:

14/12/2023 09:12



 5    2    2

**Property Type:** House (Res)

**Land Size:** 563 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,000,000 - \$3,300,000

**Median House Price**

14/12/2022 - 13/12/2023: \$1,392,500

## Comparable Properties



**6 Loch St POINT LONSDALE 3225 (VG)**

Agent Comments

 4    -    -

**Price:** \$3,500,000

**Method:** Sale

**Date:** 19/07/2022

**Property Type:** House (Res)

**Land Size:** 611 sqm approx

**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



**9 Killearn Av POINT LONSDALE 3225 (REI/VG)**

Agent Comments

 4    3    2

**Price:** \$2,685,000

**Method:** Private Sale

**Date:** 14/02/2023

**Property Type:** House

**Land Size:** 736 sqm approx

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