

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 63 Chiton Way, 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 \$980,000 & \$1,070,000

Median sale price

Median price \$1,220,000 Property Type House Suburb Point Lonsdale

Period - From 01/04/2023 to 31/03/2024 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 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	8 Cockle Cr POINT LONSDALE 3225	\$1,030,000	10/04/2024
2	9 Ironbark St POINT LONSDALE 3225	\$1,160,000	14/03/2024
3	33 Limpet Cirt POINT LONSDALE 3225	\$1,015,000	05/02/2024

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: 13/06/2024 09:29

63 Chiton Way, Point Lonsdale Vic 3225



Property Type: Land
Land Size: 391 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,070,000
Median House Price
Year ending March 2024: \$1,220,000

Comparable Properties

8 Cockle Cr POINT LONSDALE 3225 (REI)

Agent Comments



Price: \$1,030,000
Method:
Date: 10/04/2024
Property Type: House



9 Ironbark St POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,160,000
Method: Private Sale
Date: 14/03/2024
Property Type: House (Res)
Land Size: 392 sqm approx



33 Limpet Cirt POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,015,000
Method: Private Sale
Date: 05/02/2024
Property Type: House
Land Size: 468 sqm approx

Account - Fletchers | P: 5258 2833



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