

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

67a Peterho Boulevard, Point Lonsdale Vic 3225

Indicative selling price

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

Single price

\$1,195,000

Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Point Lonsdale

Period - From

20/10/2022

to

19/10/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	57 Peterho Blvd POINT LONSDALE 3225	\$1,260,000	27/04/2023
2	18 Cowry Way POINT LONSDALE 3225	\$1,115,000	04/05/2023
3	25 Wirilda Way POINT LONSDALE 3225	\$1,050,000	29/05/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/10/2023 10:56



Property Type:
Agent Comments

Indicative Selling Price
\$1,195,000
Median House Price
20/10/2022 - 19/10/2023: \$1,450,000

Comparable Properties



57 Peterho Blvd POINT LONSDALE 3225
(REI/VG)

Agent Comments



Price: \$1,260,000
Method: Private Sale
Date: 27/04/2023
Property Type: House
Land Size: 689 sqm approx



18 Cowry Way POINT LONSDALE 3225
(REI/VG)

Agent Comments



Price: \$1,115,000
Method: Private Sale
Date: 04/05/2023
Property Type: House
Land Size: 336 sqm approx



25 Wirilda Way POINT LONSDALE 3225
(REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 29/05/2023
Property Type: House (Res)
Land Size: 447 sqm approx

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