

# 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

7 Clubhouse Drive, 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)

Single price \$1,985,000

### Median sale price

Median price \$1,385,000

Property Type House

Suburb Point Lonsdale

Period - From 01/10/2022

to 30/09/2023

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	7 Phelan St POINT LONSDALE 3225	\$1,980,000	15/09/2022
2	5 Egerton St POINT LONSDALE 3225	\$1,950,000	21/04/2023
3	7 Patching St POINT LONSDALE 3225	\$1,950,000	09/01/2023

**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:

21/12/2023 12:31

7 Clubhouse Drive, Point Lonsdale Vic 3225



Damian Cayzer  
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**Indicative Selling Price**

\$1,985,000

**Median House Price**

Year ending September 2023: \$1,385,000



4 3 2

**Property Type:** House

**Land Size:** 483 sqm approx

**Agent Comments**

## Comparable Properties



**7 Phelan St POINT LONSDALE 3225 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,980,000

**Method:** Private Sale

**Date:** 15/09/2022

**Property Type:** House

**Land Size:** 696 sqm approx



**5 Egerton St POINT LONSDALE 3225 (REI/VG)** **Agent Comments**

3 2 1

**Price:** \$1,950,000

**Method:** Private Sale

**Date:** 21/04/2023

**Property Type:** House

**Land Size:** 490 sqm approx



**7 Patching St POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,950,000

**Method:** Private Sale

**Date:** 09/01/2023

**Property Type:** House

**Land Size:** 526 sqm approx

**Account - Kerleys Coastal RE | P: 03 52584100**



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