

# 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 Robertson Court, 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 \$975,000

### Median sale price

Median price \$1,475,000

Property Type House

Suburb Point Lonsdale

Period - From 01/10/2023

to 31/12/2023

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	4 Scarborough CI POINT LONSDALE 3225	\$1,035,000	24/02/2024
2	3 Old Geelong Rd POINT LONSDALE 3225	\$980,000	09/08/2023
3	182 Fellows Rd POINT LONSDALE 3225	\$900,000	31/07/2023

**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:

20/03/2024 16:09



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**Property Type:** House  
**Land Size:** 694 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$975,000  
**Median House Price**  
December quarter 2023: \$1,475,000

## Comparable Properties



**4 Scarborough CI POINT LONSDALE 3225 (REI)**

**Agent Comments**

 3    2   

**Price:** \$1,035,000  
**Method:** Private Sale  
**Date:** 24/02/2024  
**Property Type:** House  
**Land Size:** 861 sqm approx



**3 Old Geelong Rd POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

 3    1   

**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 09/08/2023  
**Property Type:** House  
**Land Size:** 657 sqm approx



**182 Fellows Rd POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

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**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 31/07/2023  
**Property Type:** House  
**Land Size:** 665 sqm approx

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