Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 76 Ocean Road, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$2,575,000		&		\$2,750,0	00			
Median sale price									
Median price	\$1,570,000	Pro	operty Type	Hous	se		Suburb	Point Lonsdale	
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	84 Glaneuse Rd POINT LONSDALE 3225	\$2,800,000	07/02/2023
2	6 Buckleys Rd POINT LONSDALE 3225	\$2,725,000	23/04/2022
3	84 Kirk Rd POINT LONSDALE 3225	\$2,650,000	17/01/2023

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:

12/10/2023 13:14



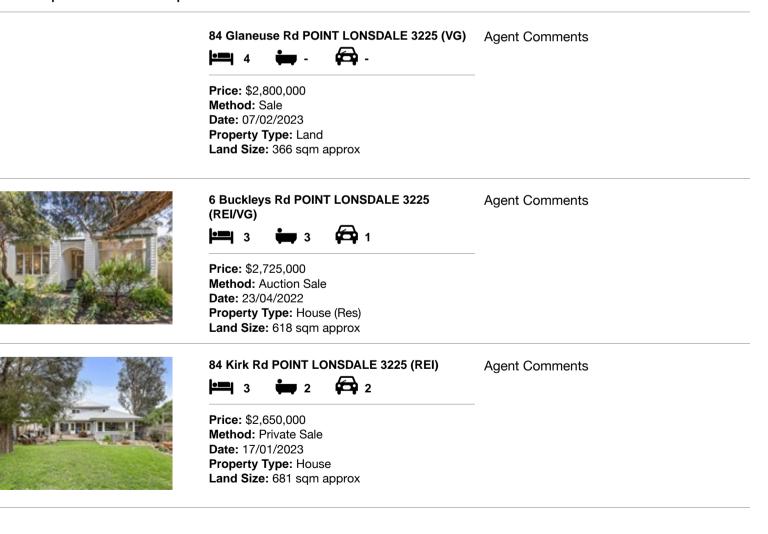






Rooms: 6 Property Type: House Land Size: 738 sqm approx Agent Comments Indicative Selling Price \$2,575,000 - \$2,750,000 Median House Price Year ending June 2023: \$1,570,000

Comparable Properties



Account - Kerleys Coastal RE | P: 03 52584100



propertydata

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