

# 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

8 Kings 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)

Range between \$1,350,000 & \$1,400,000

### Median sale price

Median price \$1,570,000 Property Type House Suburb Point Lonsdale

Period - From 01/07/2022 to 30/06/2023 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	13 Santa Monica Blvd POINT LONSDALE 3225	\$1,510,000	22/06/2022
2	149A Fellows Rd POINT LONSDALE 3225	\$1,325,000	23/05/2023
3	57 Peterho Blvd POINT LONSDALE 3225	\$1,260,000	27/04/2023

**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:

07/09/2023 14:27



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**Property Type:** House  
**Land Size:** 660 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000 - \$1,400,000  
**Median House Price**  
Year ending June 2023: \$1,570,000

## Comparable Properties



**13 Santa Monica Blvd POINT LONSDALE 3225** Agent Comments  
(REI/VG)

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**Price:** \$1,510,000  
**Method:** Private Sale  
**Date:** 22/06/2022  
**Property Type:** House  
**Land Size:** 864 sqm approx



**149A Fellows Rd POINT LONSDALE 3225 (VG)** Agent Comments

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**Price:** \$1,325,000  
**Method:** Sale  
**Date:** 23/05/2023  
**Property Type:** House (Res)  
**Land Size:** 418 sqm approx



**57 Peterho Blvd POINT LONSDALE 3225** Agent Comments  
(REI/VG)

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

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