

# 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 Wirilda Way, 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 \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,220,000 Property Type House Suburb Point Lonsdale

Period - From 01/04/2023 to 31/03/2024 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	9 Aguna St POINT LONSDALE 3225	\$1,250,000	08/02/2023
2	33 Saltbush Cirt POINT LONSDALE 3225	\$1,220,000	24/10/2023
3	6 Freycinet Gr POINT LONSDALE 3225	\$1,200,000	01/12/2023

**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:

28/05/2024 13:33

8 Wirilda Way, Point Lonsdale Vic 3225



**Property Type:** Land  
**Land Size:** 419 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
Year ending March 2024: \$1,220,000

## Comparable Properties



**9 Aguna St POINT LONSDALE 3225 (REI)**

**Agent Comments**



**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 08/02/2023  
**Property Type:** House  
**Land Size:** 400 sqm approx



**33 Saltbush Cirt POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**



**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 24/10/2023  
**Property Type:** House (Res)  
**Land Size:** 449 sqm approx



**6 Freycinet Gr POINT LONSDALE 3225 (REI)**

**Agent Comments**



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 01/12/2023  
**Property Type:** House  
**Land Size:** 215 sqm approx

**Account - Jellis Craig Barwon Heads**



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