

# 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

9 Girvan Grove, 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 \$2,200,000

### 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 | 84 Kirk Rd POINT LONSDALE 3225     | \$2,650,000 | 17/01/2023   |
| 2 | 22 Lockwood St POINT LONSDALE 3225 | \$2,125,000 | 16/07/2022   |
| 3 | 5 Egerton St POINT LONSDALE 3225   | \$1,950,000 | 21/04/2023   |

**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:

15/01/2024 11:03

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**Indicative Selling Price**

\$2,200,000

**Median House Price**

December quarter 2023: \$1,475,000



 4  2 

**Property Type:** House

**Land Size:** 885 sqm approx

**Agent Comments**

Nestled in a quiet pocket of Old Lonsdale on a huge 885sqm (approx.) parcel of land, this wonderful property encompasses all the fundamentals of an idyllic beach house.

## Comparable Properties



**84 Kirk Rd POINT LONSDALE 3225 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$2,650,000

**Method:** Private Sale

**Date:** 17/01/2023

**Property Type:** House

**Land Size:** 681 sqm approx



**22 Lockwood St POINT LONSDALE 3225 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$2,125,000

**Method:** Private Sale

**Date:** 16/07/2022

**Property Type:** House

**Land Size:** 884 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