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

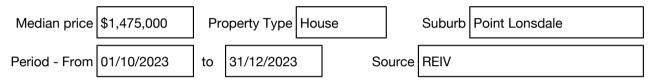
9 Girvan Grove, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,200,000

Median sale price



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





Damian Cayzer 03 5258 4100



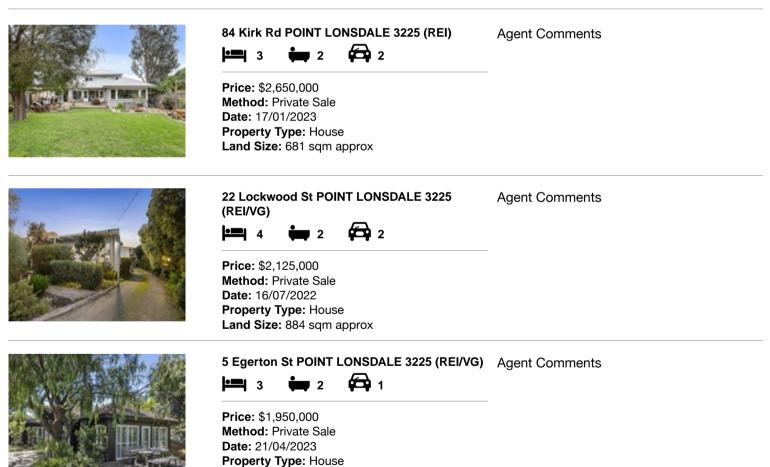


Property Type: House Land Size: 885 sqm approx Agent Comments 0416 035 000 damian.cayzer@kerleys.com.au Indicative Selling Price

Median House Price Median House Price December quarter 2023: \$1,475,000

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



Account - Kerleys Coastal RE | P: 03 52584100





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Land Size: 490 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.