

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	3 Lakes Entrance POINT LONSDALE 3225	\$1,060,000	01/08/2023
2	3 Old Geelong Rd POINT LONSDALE 3225	\$980,000	09/08/2023
3	105 Bellarine Hwy POINT LONSDALE 3225	\$950,000	22/12/2022

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:

97 Bellarine Highway, Point Lonsdale Vic 3225



3 1 2

Property Type: House
Land Size: 725 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,040,000
Median House Price
September quarter 2023: \$1,167,500

Comparable Properties



3 Lakes Entrance POINT LONSDALE 3225 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,060,000
Method: Private Sale
Date: 01/08/2023
Property Type: House
Land Size: 850 sqm approx



3 Old Geelong Rd POINT LONSDALE 3225 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$980,000
Method: Private Sale
Date: 09/08/2023
Property Type: House
Land Size: 657 sqm approx



105 Bellarine Hwy POINT LONSDALE 3225 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$950,000
Method: Private Sale
Date: 22/12/2022
Property Type: House
Land Size: 664 sqm approx

Account - Fletchers | P: 5258 2833



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