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	53 Winterly Rd, Point Lonsdale Vic 3225

Indicative selling price

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

Single price $3,250,000

Median sale price

Median price $1,825,000 Property Type House Suburb Point Lonsdale

Period - From 01/01/2023 to 31/03/2023 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	6 Loch St POINT LONSDALE 3225	$3,500,000	19/07/2022
2	4 Admans St POINT LONSDALE 3225	$3,160,000	31/03/2022
3	37 Golightly St POINT LONSDALE 3225	$2,725,000	26/03/2022

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: 16/05/2023 16:58

RT Edgar

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Property Type:
Agent Comments

Indicative Selling Price
$3,250,000
Median House Price
March quarter 2023: $1,825,000

Comparable Properties



6 Loch St POINT LONSDALE 3225 (VG)

4 - -

Price: $3,500,000
Method: Sale
Date: 19/07/2022
Property Type: House (Res)
Land Size: 611 sqm approx

Agent Comments



4 Admans St POINT LONSDALE 3225 (VG)

6 - -

Price: $3,160,000
Method: Sale
Date: 31/03/2022
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments



37 Golightly St POINT LONSDALE 3225 (REI/VG)

3 3 2

Price: $2,725,000
Method: Auction Sale
Date: 26/03/2022
Property Type: House (Res)
Land Size: 520 sqm approx

Agent Comments

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326

REIV THE DIFFERENCE | propertydata.com.au

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