

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

20 Buckleys Road, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$1,175,000

Median sale price

Median price \$831,250 Property Type House Suburb Point Lonsdale

Period - From 18/10/2018 to 17/10/2019 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	59 Winterley Rd POINT LONSDALE 3225	\$1,255,000	22/06/2019
2	22 Buckleys Rd POINT LONSDALE 3225	\$1,250,000	05/01/2019
3	7 Girvan Gr POINT LONSDALE 3225	\$1,185,500	06/12/2018

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:

18/10/2019 13:27

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Indicative Selling Price

\$1,175,000

Median House Price

18/10/2018 - 17/10/2019: \$831,250



2 1 1

Property Type: House (Previously Occupied - Detached)

Land Size: 617 sqm approx

Agent Comments

Comparable Properties



59 Winterley Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 2 3

Price: \$1,255,000

Method: Private Sale

Date: 22/06/2019

Property Type: House

Land Size: 551 sqm approx



22 Buckleys Rd POINT LONSDALE 3225 (VG)

Agent Comments

3 - -

Price: \$1,250,000

Method: Sale

Date: 05/01/2019

Property Type: House (Res)

Land Size: 616 sqm approx



7 Girvan Gr POINT LONSDALE 3225 (REI/VG)

Agent Comments

3 2 2

Price: \$1,185,500

Method: Private Sale

Date: 06/12/2018

Rooms: 6

Property Type: House

Land Size: 883 sqm approx