

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	32A Golightly Street, Point Lonsdale Vic 3225
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,600,000

#### Median sale price

Median price	\$815,000	House	X	Unit		Suburb	Point Lonsdale
Period - From	01/10/2017	to	30/09/2018	Source	REIV		

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	35 Winterley Rd POINT LONSDALE 3225	\$2,020,500	31/08/2017
2	185 Point Lonsdale Rd POINT LONSDALE 3225	\$1,975,000	27/01/2018
3	24 Ocean Rd POINT LONSDALE 3225	\$1,900,000	06/12/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 505 sqm approx

Agent Comments

## Comparable Properties



**35 Winterley Rd POINT LONSDALE 3225 (REI/VG)**

Agent Comments



**Price:** \$2,020,500

**Method:** Private Sale

**Date:** 31/08/2017

**Rooms:** 7

**Property Type:** House

**Land Size:** 554 sqm approx



**185 Point Lonsdale Rd POINT LONSDALE 3225 (REI/VG)**

Agent Comments



**Price:** \$1,975,000

**Method:** Auction Sale

**Date:** 27/01/2018

**Rooms:** 9

**Property Type:** House (Res)

**Land Size:** 890 sqm approx



**24 Ocean Rd POINT LONSDALE 3225 (REI/VG)** Agent Comments



**Price:** \$1,900,000

**Method:** Private Sale

**Date:** 06/12/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 1204 sqm approx