

## 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 and postcode  
28 OCEAN ROAD POINT LONSDALE VIC 3225

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	\$1,750,000	&	\$1,925,000
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### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### 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
43 POINT LONSDALE ROAD POINT LONSDALE VIC 3225	\$2,100,000	09-Sep-24
9 LOCKINGTON CRESCENT POINT LONSDALE VIC 3225	\$1,700,000	05-Jun-24
16 BAILEY STREET POINT LONSDALE VIC 3225	\$1,925,000	26-Sep-24

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.

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**43 POINT LONSDALE ROAD POINT** Sold Price  
**LONSDALE VIC 3225**

4 2 2

**\$2,100,000** Sold Date **09-Sep-24**

Distance **0.34km**



**9 LOCKINGTON CRESCENT POINT** Sold Price  
**LONSDALE VIC 3225**

3 1 2

**\$1,700,000** Sold Date **05-Jun-24**

Distance **0.91km**



**16 BAILEY STREET POINT** Sold Price  
**LONSDALE VIC 3225**

2 1 1

**\$1,925,000** Sold Date **26-Sep-24**

Distance **0.89km**

**RS** = Recent sale **UN** = Undisclosed Sale

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