

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 4-6 Kirk Road, Point Lonsdale Vic 3225

Indicative selling price

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

Range between \$6,000,000 & \$6,600,000

Median sale price

Median price \$840,000 Property Type House Suburb Point Lonsdale

Period - From 01/01/2020 to 31/12/2020 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 eighteen 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		
2		
3		

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 eighteen months.

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Indicative Selling Price

\$6,000,000 - \$6,600,000

Median House Price

Year ending December 2020: \$840,000



 9  8  4

Property Type: House

Land Size: 660 sqm approx

Agent Comments

So close to the beach you can smell the salt air, this immensely sized family compound is the epitome of coastal living. A few steps from Point Lonsdale's cafes and shops and only seconds from the main beach – it doesn't get any better, or bigger, than this.

Comparable Properties

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 eighteen months.