Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offer	ed for s	sale								
Address Including suburb or locality and postcode			4-6 Kirk Road, Point Lonsdale Vic 3225								
ndicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range	Range between \$6,000,000				& \$6,600,000						
Median sale price											
Median price \$840,000			Pr	operty Type Ho	ouse		Suburb	Point Lonsda	ale		
Period - From		01/01/2	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								Pı	rice	Date of sale	
1											
2											
3											
OR											
В*	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.										
			This St	atem	nent of Informati	on was pren	nared	on:	20/02/20	01 14:50	

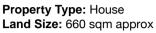




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> **Indicative Selling Price** \$6,000,000 - \$6,600,000 **Median House Price**

Year ending December 2020: \$840,000



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.

Account - Kerleys Coastal RE | P: 03 52584100



