

# 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

9 Aguna Street, Point Lonsdale Vic 3225

### Indicative selling price

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

Single price

\$1,250,000

### Median sale price

Median price

\$1,527,500

Property Type

House

Suburb

Point Lonsdale

Period - From

01/10/2021

to

30/09/2022

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	15 Cockle Cr POINT LONSDALE 3225	\$1,700,000	04/03/2022
2	4 Coquina Dr POINT LONSDALE 3225	\$1,400,000	22/02/2022
3	7 Limpet Cirt POINT LONSDALE 3225	\$1,320,000	03/08/2022

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:

12/12/2022 11:49



 3  2  2

**Property Type:** Land

**Land Size:** 399 sqm approx

**Agent Comments**

Striking the perfect balance between coastal warmth and contemporary elegance, this stylish 3-bedroom home offers both a beautiful and functional design. A crisp white kitchen is teaming with sunlight and includes a generous island bench and breakfast bar, 900ml oven, electric cooktop, seamless inte

## Comparable Properties



**15 Cockle Cr POINT LONSDALE 3225 (REI/VG)** Agent Comments

 3  2  2

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 04/03/2022

**Property Type:** House

**Land Size:** 512 sqm approx



**4 Coquina Dr POINT LONSDALE 3225 (REI/VG)** Agent Comments

 3  2  2

**Price:** \$1,400,000

**Method:** Private Sale

**Date:** 22/02/2022

**Property Type:** House

**Land Size:** 447 sqm approx



**7 Limpet Cirt POINT LONSDALE 3225 (REI/VG)** Agent Comments

 3  2  2

**Price:** \$1,320,000

**Method:** Private Sale

**Date:** 03/08/2022

**Property Type:** House

**Land Size:** 448 sqm approx