Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered	for sale							
Including subur	Address scluding suburb or ality and postcode 35 Coquina Drive, Point Lonsdale Vic 3225							
Indicative sellinç	g price							
For the meaning of	this price see co	nsumer.vic.gov.au	/underquoti	ng				
Range between	\$850,000	&	\$935,000					
Median sale pric	e							
Median price \$1	,527,500 F	Property Type Hou	ise	Sub	ourb Point	Lonsda	ale	
Period - From 01	/10/2021 to	30/09/2022	Sou	urce REI	V			
Comparable pro	perty sales (*D	elete A or B bel	ow as app	licable)				
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								
		representative rea						
	This Statement of Information was prepared on:					06/01/2023 16:06		





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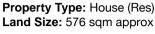
> Indicative Selling Price \$850,000 - \$935,000 Median House Price

Year ending September 2022: \$1,527,500









Agent Comments

One of the last remaining opportunities exist to own a Water facing allotment with a spectacular uninterrupted view of the beautiful waterway, in the award winning The Point estate.

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



