## 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

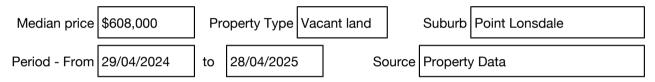
26 Peterho Boulevard, Point Lonsdale Vic 3225

## Indicative selling price

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Single price \$795,000

#### Median sale price



## 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	1/81 Nelson Rd QUEENSCLIFF 3225	\$650,000	01/10/2024
2	40-44 Saltbush Cirt POINT LONSDALE 3225	\$608,000	01/10/2024
3	79 Coquina Dr POINT LONSDALE 3225	\$720,000	12/09/2024

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:

29/04/2025 14:34









Property Type: Land Land Size: 659 sqm approx Agent Comments Indicative Selling Price \$795,000 Median Land Price 29/04/2024 - 28/04/2025: \$608,000

# **Comparable Properties**

1/81 Nelson Rd QUEENSCLIFF 3225 (VG)	Agent Comments	
Price: \$650,000 Method: Sale Date: 01/10/2024 Property Type: Land Land Size: 539 sqm approx		
40-44 Saltbush Cirt POINT LONSDALE 3225 (REI) 	Agent Comments	
79 Coquina Dr POINT LONSDALE 3225 (VG) Price: \$720,000 Method: Sale Date: 12/09/2024 Property Type: Land Land Size: 576 sqm approx	Agent Comments	

## Account - Kerleys Coastal RE | P: 03 52584100



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