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

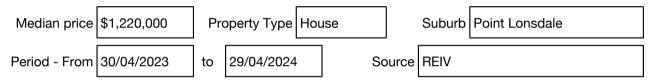
2 Coquina Drive, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this		

Single price \$1,100,000

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	9 Ironbark St POINT LONSDALE 3225	\$1,160,000	14/03/2024
2	70 Point Blvd POINT LONSDALE 3225	\$1,150,000	22/01/2024
3	67a Peterho Blvd POINT LONSDALE 3225	\$1,100,000	26/03/2024

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.

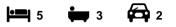
This Statement of Information was prepared on:

30/04/2024 14:37



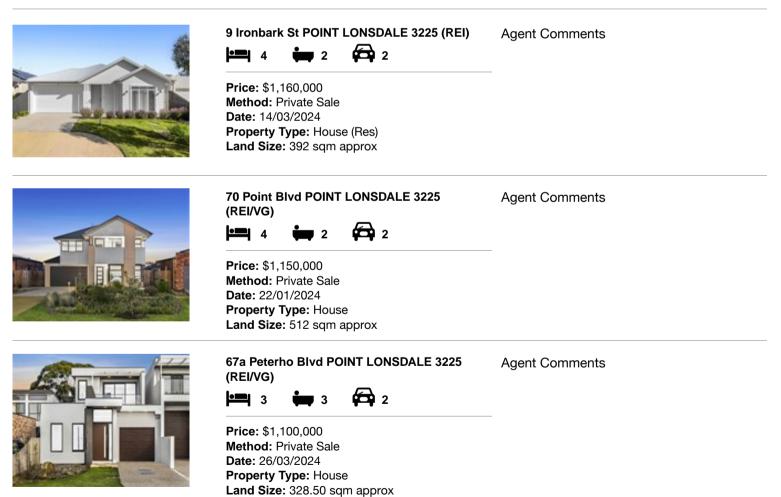






Property Type: House **Land Size:** 554 sqm approx Agent Comments Indicative Selling Price \$1,100,000 Median House Price 30/04/2023 - 29/04/2024: \$1,220,000

Comparable Properties



Account - Kerleys Coastal RE | P: 03 52584100





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