

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

30 Cockle Crescent, Point Lonsdale Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,600,000

&

\$1,675,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Point Lonsdale

Period - From

11/01/2023

to

10/01/2024

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	5 Clubhouse Dr POINT LONSDALE 3225	\$1,630,000	20/02/2023
2	7 Elliot Ct POINT LONSDALE 3225	\$1,580,000	26/04/2023
3	16 Knowles Gr POINT LONSDALE 3225	\$1,550,000	15/12/2022

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:

11/01/2024 14:29



Property Type: House

Land Size: 443 sqm approx

Agent Comments

Comparable Properties



5 Clubhouse Dr POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,630,000

Method: Private Sale

Date: 20/02/2023

Property Type: House

Land Size: 537 sqm approx



7 Elliot Ct POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,580,000

Method: Private Sale

Date: 26/04/2023

Property Type: House

Land Size: 674 sqm approx



16 Knowles Gr POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 15/12/2022

Property Type: House

Land Size: 512 sqm approx