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

28 Halcyon Street, Point Lonsdale Vic 3225

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|------------|-----|-------------|-----|-----------|-------|--------|----------------|--|
| Range betwee | \$670,000 | | & | | \$690,000 | | | | |
| Median sale p | sale price | | | | | | | | |
| Median price | \$585,000 | Pro | operty Type | Vac | ant land | | Suburb | Point Lonsdale | |
| Period - From | 07/10/2023 | to | 06/10/2024 | | So | ource | 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.

| Ad | dress of comparable property | Price | Date of sale |
|----|------------------------------------|-----------|--------------|
| 1 | 5 Ethel Ct POINT LONSDALE 3225 | \$600,000 | 01/08/2024 |
| 2 | 101 Coquina Dr POINT LONSDALE 3225 | \$650,000 | 21/04/2024 |
| 3 | 5 Moonah Cirt POINT LONSDALE 3225 | \$550,000 | 22/11/2023 |

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:

07/10/2024 12:30









Property Type: Land Land Size: 501 sqm approx Agent Comments

Indicative Selling Price \$670,000 - \$690,000 **Median Land Price** 07/10/2023 - 06/10/2024: \$585,000

Comparable Properties



5 Ethel Ct POINT LONSDALE 3225 (REI/VG)



Price: \$600,000 Method: Private Sale Date: 01/08/2024 Property Type: Land Land Size: 794 sqm approx

101 Coquina Dr POINT LONSDALE 3225 (VG) Agent Comments



Price: \$650,000 Method: Sale Date: 21/04/2024 Property Type: Land Land Size: 414 sqm approx

5 Moonah Cirt POINT LONSDALE 3225 (VG)

Agent Comments

Agent Comments



Price: \$550.000 Method: Sale Date: 22/11/2023 Property Type: Land Land Size: 383 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100

propertydata



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