

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 between \$670,000 & \$690,000

Median sale price

Median price \$585,000 Property Type Vacant land Suburb Point Lonsdale

Period - From 07/10/2023 to 06/10/2024 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 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)

Agent Comments



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



Price: \$550,000
Method: Sale
Date: 22/11/2023
Property Type: Land
Land Size: 383 sqm approx

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