

# 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

2014 Coquina Drive, Point Lonsdale Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$750,000

&

\$825,000

### Median sale price

Median price

\$1,530,000

Property Type

House

Suburb

Point Lonsdale

Period - From

01/01/2022

to

31/12/2022

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	Lot/35 Coquina Dr POINT LONSDALE 3225	\$850,000	09/02/2023
2	24 Briton La POINT LONSDALE 3225	\$789,000	04/04/2022
3	44 Limpet Cirt POINT LONSDALE 3225	\$770,000	14/10/2022

**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:

03/03/2023 09:21



**Property Type:** Land

**Land Size:** 464 sqm approx

**Agent Comments**

Don't miss this extraordinary opportunity to own one of the last remaining waterfront allotments with a serene uninterrupted view of the beautiful waterway, in the stunning The Point Estate, Point Lonsdale.

## Comparable Properties



**Lot/35 Coquina Dr POINT LONSDALE 3225 (REI)**

**Agent Comments**



**Price:** \$850,000

**Method:** Private Sale

**Date:** 09/02/2023

**Property Type:** Land

**Land Size:** 576 sqm approx

**24 Briton La POINT LONSDALE 3225 (VG)**

**Agent Comments**



**Price:** \$789,000

**Method:** Sale

**Date:** 04/04/2022

**Property Type:** Land

**Land Size:** 450 sqm approx

**44 Limpet Cirt POINT LONSDALE 3225 (VG)**

**Agent Comments**



**Price:** \$770,000

**Method:** Sale

**Date:** 14/10/2022

**Property Type:** Land

**Land Size:** 746 sqm approx