Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 2014 Coquina Drive, Point Lonsdale Vic 3225

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ing		
Range betweer	\$750,000		&		\$825,000			
Median sale p	rice							
Median price	\$1,530,000	Pro	operty Type	Type House		e		Point Lonsdale
Period - From	01/01/2022	to	31/12/2022		So	urce	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	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





Damian Cayzer 03 5258 4100



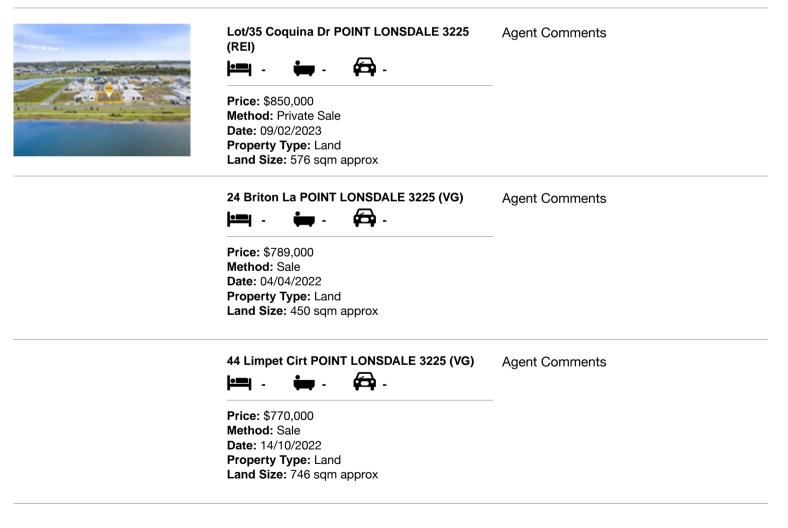


Property Type: Land **Land Size:** 464 sqm approx Agent Comments 0416 035 000 damian.cayzer@kerleys.com.au Indicative Selling Price

\$750,000 - \$825,000 Median House Price Year ending December 2022: \$1,530,000

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



Account - Kerleys Coastal RE | P: 03 52584100



propertydata

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