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	28 Halcyon Street, Point Lonsdale Vic 3225
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$655,000

Median sale price

Median price	\$629,000	Pro	perty Type	Vaca	ant land		Suburb	Point Lonsdale
Period - From	24/02/2024	to	23/02/2025		Sc	ource	Property	[,] Data

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

Add	dress of comparable property	Price	Date of sale
1	40-44 Saltbush Cirt POINT LONSDALE 3225	\$608,000	01/10/2024
2	5 Ethel Ct POINT LONSDALE 3225	\$600,000	01/08/2024
3	101 Coquina Dr POINT LONSDALE 3225	\$650,000	21/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	24/02/2025 11:44













Property Type: Land Land Size: 501 sqm approx

Agent Comments

Indicative Selling Price \$655,000 Median Land Price 24/02/2024 - 23/02/2025: \$629,000

Comparable Properties



40-44 Saltbush Cirt POINT LONSDALE 3225 (REI)

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Price: \$608,000 Method: Private Sale

Date: 01/10/2024 **Property Type:** House (Res)

Agent Comments



5 Ethel Ct POINT LONSDALE 3225 (REI/VG)

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







Agent Comments

101 Coquina Dr POINT LONSDALE 3225 (VG)









a.

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

Account - Kerleys Coastal RE | P: 03 52584100





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