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	7 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

Range between	\$1,175,000	&	\$1,275,000

Median sale price

Median price	\$1,200,000	Pro	perty Type H	ouse]	Suburb	Point Lonsdale
Period - From	01/10/2023	to	30/09/2024	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.

Address of comparable property Price Date of sale 1 59 Chiton Way POINT LONSDALE 3225 \$1,150,000 27/11/2024

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2	18 Knowles Gr POINT LONSDALE 3225	\$1,200,000	08/08/2024
3	20 Wirilda Way POINT LONSDALE 3225	\$1,170,000	07/05/2024

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:	13/12/2024 14:44













Property Type: Land Land Size: 512 sqm approx

Agent Comments

Indicative Selling Price \$1,175,000 - \$1,275,000 **Median House Price** Year ending September 2024: \$1,200,000

Comparable Properties



59 Chiton Way POINT LONSDALE 3225 (REI)





Price: \$1,150,000 Method: Private Sale Date: 27/11/2024 Property Type: House Land Size: 504 sqm approx **Agent Comments**



18 Knowles Gr POINT LONSDALE 3225 (REI/VG)





Price: \$1,200,000 Method: Private Sale Date: 08/08/2024 Property Type: House

Land Size: 507.50 sqm approx

Agent Comments



20 Wirilda Way POINT LONSDALE 3225 (REI/VG)



Agent Comments

Price: \$1,170,000 Method: Private Sale Date: 07/05/2024 Property Type: House Land Size: 420 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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