

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

7 Halcyon Street, Point Lonsdale Vic 3225

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

Property Type

House

Suburb

Point Lonsdale

Period - From

01/10/2023

to

30/09/2024

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	59 Chiton Way POINT LONSDALE 3225	\$1,150,000	27/11/2024
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)

Agent Comments



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



18 Knowles Gr POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 08/08/2024
Property Type: House
Land Size: 507.50 sqm approx



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