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

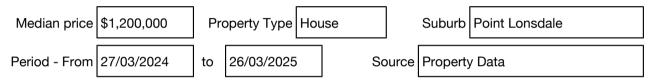
28 Halcyon Street, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$649,000

Median sale price



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.

Ado	dress of comparable property	Price	Date of sale
1	1/81 Nelson Rd QUEENSCLIFF 3225	\$650,000	01/10/2024
2	79 Coquina Dr POINT LONSDALE 3225	\$720,000	12/09/2024
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 comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

27/03/2025 12:15





Nelson Ferrier





Property Type: Land **Land Size:** 501 sqm approx Agent Comments 03 5258 4100 0488 584 100 nferrier@kerleys.com.au Indicative Selling Price

Median House Price 27/03/2024 - 26/03/2025: \$1,200,000

Comparable Properties

	1/81 Nelson Rd QUEENSCLIFF 3225 (VG)	Agent Comments
	Price: \$650,000	
	Method: Sale Date: 01/10/2024	
	Property Type: Land	
	Land Size: 539 sqm approx	
	79 Coquina Dr POINT LONSDALE 3225 (VG)	Agent Comments
And		
and a second second	Price: \$720,000	
	Method: Sale	
	Date: 12/09/2024	
21 A	Property Type: Land Land Size: 576 sqm approx	
	101 Coquina Dr POINT LONSDALE 3225 (VG)	Agent Comments
	Price: \$650,000	
	Method: Sale Date: 21/04/2024	
	Property Type: Land	
	Land Size: 414 sqm approx	

Account - Kerleys Coastal RE | P: 03 52584100



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