

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$695,000

### Median sale price

Median price \$580,000 Property Type Vacant land Suburb Point Lonsdale

Period - From 30/05/2023 to 29/05/2024 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	16 Edgewater CI QUEENSCLIFF 3225	\$812,000	09/11/2023
2	21 Shearwater Gr POINT LONSDALE 3225	\$570,000	26/10/2023
3	5 Moonah Cirt POINT LONSDALE 3225	\$550,000	22/11/2023

**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:

30/05/2024 11:08



**Property Type:** Land  
**Land Size:** 501 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$695,000  
**Median Land Price**  
30/05/2023 - 29/05/2024: \$580,000

## Comparable Properties



**16 Edgewater Ct QUEENSCLIFF 3225 (REI/VG)** Agent Comments



**Price:** \$812,000  
**Method:** Private Sale  
**Date:** 09/11/2023  
**Property Type:** Land  
**Land Size:** 701 sqm approx



**21 Shearwater Gr POINT LONSDALE 3225 (REI/VG)** Agent Comments



**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 26/10/2023  
**Property Type:** Land  
**Land Size:** 451 sqm approx

**5 Moonah Cirt POINT LONSDALE 3225 (VG)** Agent Comments



**Price:** \$550,000  
**Method:** Sale  
**Date:** 22/11/2023  
**Property Type:** Land  
**Land Size:** 383 sqm approx

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