

# 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

42 Cockle Crescent, 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)

Range between

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$730,000

Property Type

Unit

Suburb

Point Lonsdale

Period - From

29/06/2022

to

28/06/2023

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	7 Limpet Cirt POINT LONSDALE 3225	\$1,320,000	03/08/2022
2	9 Aguna St POINT LONSDALE 3225	\$1,250,000	08/02/2023
3	19 Saltbush Cirt POINT LONSDALE 3225	\$1,110,000	23/12/2022

**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:

29/06/2023 14:45

42 Cockle Crescent, Point Lonsdale Vic 3225



 3  2  2

**Property Type:** House  
**Land Size:** 448 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median Unit Price**  
29/06/2022 - 28/06/2023: \$730,000

## Comparable Properties



**7 Limpet Cirt POINT LONSDALE 3225 (REI/VG)** **Agent Comments**

 3  2  2

**Price:** \$1,320,000  
**Method:** Private Sale  
**Date:** 03/08/2022  
**Property Type:** House  
**Land Size:** 448 sqm approx



**9 Aguna St POINT LONSDALE 3225 (REI)** **Agent Comments**

 3  2  2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 08/02/2023  
**Property Type:** House  
**Land Size:** 400 sqm approx



**19 Saltbush Cirt POINT LONSDALE 3225 (REI/VG)** **Agent Comments**

 3  2  1

**Price:** \$1,110,000  
**Method:** Private Sale  
**Date:** 23/12/2022  
**Property Type:** House  
**Land Size:** 400 sqm approx

**Account - Fletchers** | P: 5258 2833



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