

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

16 Jennifer Crescent, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$1,250,000

Median sale price

Median price \$1,170,000

Property Type House

Suburb Point Lonsdale

Period - From 01/04/2024

to 30/06/2024

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 | 14 California Blvd POINT LONSDALE 3225 | \$1,335,000 | 22/05/2024 |
| 2 | 18 Thomson St POINT LONSDALE 3225 | \$1,250,000 | 03/02/2024 |
| 3 | 12 Jennifer Cr POINT LONSDALE 3225 | \$1,110,000 | 28/08/2023 |

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:

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Property Type: Land
Land Size: 685 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000
Median House Price
June quarter 2024: \$1,170,000

Comparable Properties



14 California Blvd POINT LONSDALE 3225 (VG)

Agent Comments



Price: \$1,335,000
Method: Sale
Date: 22/05/2024
Property Type: House (Res)
Land Size: 885 sqm approx



18 Thomson St POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,250,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 672 sqm approx



12 Jennifer Cr POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$1,110,000
Method: Private Sale
Date: 28/08/2023
Property Type: House
Land Size: 743 sqm approx