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

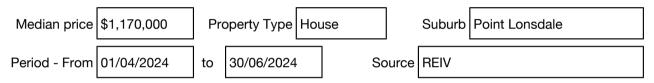
16 Jennifer Crescent, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$1,250,000

Median sale price



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:

10/09/2024 16:28









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) (VG) Image: a strain of the strain of th	Agent Comments
0	18 Thomson St POINT LONSDALE 3225 (REI/VG) 3 1 2 Price: \$1,250,000 Method: Auction Sale Date: 03/02/2024 Property Type: House (Res) Land Size: 672 sqm approx	Agent Comments
	12 Jennifer Cr POINT LONSDALE 3225 (REI/VG) 2 2 2 2 2 Price: \$1,110,000 Method: Private Sale Date: 28/08/2023 Property Type: House Land Size: 743 sqm approx	Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100





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