#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address 26 Jordan Road, Point Lonsdale Vic 3225	
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$1,475,000

#### Median sale price

Median price \$1,200,000	Property Type Hous	se	Suburb Point Lonsdale
Period - From 01/10/2023	to 30/09/2024	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

Aut	areas or comparable property	1 1100	Date of Sale
1	2 Pelham Ct POINT LONSDALE 3225	\$1,400,000	02/10/2024
2	48 Jordan Rd POINT LONSDALE 3225	\$1,550,000	24/10/2023
3	42 Jordan Rd POINT LONSDALE 3225	\$1,450,000	01/06/2023

#### 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:	25/11/2024 11:50



Date of sale



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> **Indicative Selling Price** \$1,475,000 **Median House Price**

Year ending September 2024: \$1,200,000



Property Type: House (Res) Land Size: 784 sqm approx **Agent Comments** 

## Comparable Properties



2 Pelham Ct POINT LONSDALE 3225 (REI)

Price: \$1,400,000 Method: Private Sale Date: 02/10/2024 Property Type: House Land Size: 744 sqm approx

48 Jordan Rd POINT LONSDALE 3225 (REI/VG)

Price: \$1,550,000 Method: Private Sale

Date: 24/10/2023 Property Type: House (Res) Land Size: 651 sqm approx

**Agent Comments** 

Agent Comments



42 Jordan Rd POINT LONSDALE 3225 (REI/VG)

Price: \$1,450,000 Method: Private Sale Date: 01/06/2023

Property Type: House (Res) Land Size: 653 sqm approx

**Agent Comments** 

Account - Kerleys Coastal RE | P: 03 52584100





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