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	19 Jennifer Crescent, 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

Range between \$1,200,000 & \$1,275,000	Range between	\$1,200,000	&	\$1,275,000
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Median sale price

Median price	\$1,170,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	18 Thomson St POINT LONSDALE 3225	\$1,250,000	03/02/2024
2	12 Jennifer Cr POINT LONSDALE 3225	\$1,110,000	28/08/2023
3	3 Grant Rd POINT LONSDALE 3225	\$1,350,000	26/05/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	02/08/2024 09:48













Property Type: House (Previously Occupied - Detached) Land Size: 712 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,275,000 **Median House Price** June quarter 2024: \$1,170,000

Comparable Properties



18 Thomson St POINT LONSDALE 3225 (REI/VG)

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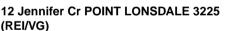




Price: \$1,250,000 Method: Auction Sale Date: 03/02/2024

Property Type: House (Res) Land Size: 672 sqm approx

Agent Comments











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











Price: \$1,350,000 Method: Private Sale Date: 26/05/2023 Property Type: House Land Size: 690 sqm approx **Agent Comments**

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