

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

2/2 Jordan Road, Point Lonsdale Vic 3225

Indicative selling price

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

Single price \$1,595,000

Median sale price

Median price \$1,212,500

Property Type House

Suburb Point Lonsdale

Period - From 17/01/2024

to 16/01/2025

Source Property Data

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	2 Jennifer Cr POINT LONSDALE 3225	\$1,700,000	20/03/2024
2	18 Thomson St POINT LONSDALE 3225	\$1,250,000	03/02/2024
3	48 Jordan Rd POINT LONSDALE 3225	\$1,550,000	24/10/2023

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:

17/01/2025 14:37



 3  2.5  2

Property Type: House

Land Size: 291 sqm approx

Agent Comments

Comparable Properties



2 Jennifer Cr POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,700,000

Method: Private Sale

Date: 20/03/2024

Property Type: House

Land Size: 651 sqm approx



18 Thomson St POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,250,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 672 sqm approx



48 Jordan Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,550,000

Method: Private Sale

Date: 24/10/2023

Property Type: House (Res)

Land Size: 651 sqm approx