

# 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

1 Jennifer Crescent, Point Lonsdale Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,595,000

### 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	19 Girvan Gr POINT LONSDALE 3225	\$1,505,000	08/04/2024
2	2 Jennifer Cr POINT LONSDALE 3225	\$1,700,000	20/03/2024
3	2 Jennifer Cr POINT LONSDALE 3225	\$1,700,000	20/03/2024

**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:

02/10/2024 17:42



 3  - 

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 828 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,595,000

**Median House Price**

June quarter 2024: \$1,170,000

## Comparable Properties



**19 Girvan Gr POINT LONSDALE 3225 (REI/VG)** [Agent Comments](#)

 4  2  -

**Price:** \$1,505,000

**Method:** Private Sale

**Date:** 08/04/2024

**Property Type:** House

**Land Size:** 884 sqm approx



**2 Jennifer Cr POINT LONSDALE 3225 (REI)** [Agent Comments](#)

 3  2  3

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 20/03/2024

**Property Type:** House

**Land Size:** 651 sqm approx



**2 Jennifer Cr POINT LONSDALE 3225 (REI)** [Agent Comments](#)

 3  2  3

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 20/03/2024

**Property Type:** House

**Land Size:** 651 sqm approx