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

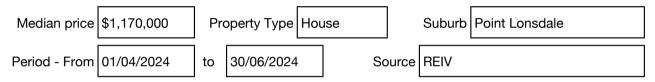
1 Jennifer Crescent, Point Lonsdale Vic 3225

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$1,595,000

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	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









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



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



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



Price: \$1,700,000 Method: Private Sale Date: 20/03/2024 Property Type: House Land Size: 651 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100



propertydata

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