

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 52 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 \$970,000

Median sale price

Median price \$1,200,000 Property Type House 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	Price	Date of sale
1	2/125 Fellows Rd POINT LONSDALE 3225	\$800,000	01/11/2024
2	24 Hollywood Blvd POINT LONSDALE 3225	\$915,000	29/10/2024
3	3 Lakeland Ct POINT LONSDALE 3225	\$935,000	12/04/2024

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: 09/12/2024 14:43



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Property Type: House (Res)

Land Size: 362 sqm approx

Agent Comments

Indicative Selling Price

\$970,000

Median House Price

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

Comparable Properties



2/125 Fellows Rd POINT LONSDALE 3225 (REI)

Agent Comments

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Price: \$800,000

Method: Private Sale

Date: 01/11/2024

Property Type: House

Land Size: 497 sqm approx



24 Hollywood Blvd POINT LONSDALE 3225 (REI)

Agent Comments

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Price: \$915,000

Method: Private Sale

Date: 29/10/2024

Property Type: House (Res)

Land Size: 347 sqm approx



3 Lakeland Ct POINT LONSDALE 3225 (REI/VG)

Agent Comments

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Price: \$935,000

Method: Private Sale

Date: 12/04/2024

Property Type: House

Land Size: 665 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100