

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

Single price \$1,675,000

Median sale price

Median price \$1,392,500

Property Type House

Suburb Point Lonsdale

Period - From 06/12/2022

to 05/12/2023

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	25 Emily St POINT LONSDALE 3225	\$1,780,000	19/01/2023
2	133 Fellows Rd POINT LONSDALE 3225	\$1,575,000	17/10/2023
3	77 Bellarine Hwy POINT LONSDALE 3225	\$1,575,000	03/02/2023

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:

06/12/2023 09:44



 4  2 

Property Type: House (Previously Occupied - Detached)
Land Size: 828 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,675,000
Median House Price
06/12/2022 - 05/12/2023: \$1,392,500

Comparable Properties



25 Emily St POINT LONSDALE 3225 (REI/VG) [Agent Comments](#)

 3  2 

Price: \$1,780,000
Method: Private Sale
Date: 19/01/2023
Property Type: House
Land Size: 833.30 sqm approx



133 Fellows Rd POINT LONSDALE 3225 (REI) [Agent Comments](#)

 4  2  3

Price: \$1,575,000
Method: Private Sale
Date: 17/10/2023
Property Type: House
Land Size: 836 sqm approx



77 Bellarine Hwy POINT LONSDALE 3225 (REI) [Agent Comments](#)

 4  3  2

Price: \$1,575,000
Method: Private Sale
Date: 03/02/2023
Property Type: House
Land Size: 832 sqm approx