Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 1 Jennifer Crescent, 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 \$1,675,000

Median sale price

| Median price | \$1,392,500 | Pro | perty 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

| 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 |
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Date of sale











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)

Price: \$1,780,000 Method: Private Sale Date: 19/01/2023 Property Type: House

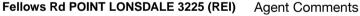
Land Size: 833.30 sqm approx

Agent Comments



133 Fellows Rd POINT LONSDALE 3225 (REI)

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





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

Account - Kerleys Coastal RE | P: 03 52584100



