

# 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 10 Gellibrand Street, Queenscliff Vic 3225  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,800,000 Property Type House Suburb Queenscliff

Period - From 01/01/2023 to 31/12/2023 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	8 Fraser St QUEENSCLIFF 3225	\$1,300,000	16/02/2024
2	33 King St QUEENSCLIFF 3225	\$1,230,000	29/11/2022
3	37 Stokes St QUEENSCLIFF 3225	\$1,200,000	25/08/2023

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: 29/02/2024 13:05

10 Gellibrand Street, Queenscliff Vic 3225



**Property Type:** House  
**Land Size:** 385 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
Year ending December 2023: \$1,800,000

## Comparable Properties



**8 Fraser St QUEENSCLIFF 3225 (REI)**

**Agent Comments**



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 16/02/2024  
**Property Type:** House  
**Land Size:** 394 sqm approx



**33 King St QUEENSCLIFF 3225 (REI/VG)**

**Agent Comments**



**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 29/11/2022  
**Property Type:** House  
**Land Size:** 194 sqm approx



**37 Stokes St QUEENSCLIFF 3225 (REI/VG)**

**Agent Comments**



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 25/08/2023  
**Property Type:** House  
**Land Size:** 366 sqm approx

**Account - Fletchers** | P: 5258 2833



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