

# 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

10 Little Hesse Street, Queenscliff Vic 3225

### Indicative selling price

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

Single price \$1,450,000

### Median sale price

Median price \$1,775,000

Property Type House

Suburb Queenscliff

Period - From 01/07/2022

to 30/06/2023

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	58 King St QUEENSCLIFF 3225	\$1,430,000	10/05/2023
2	4 St Andrews St QUEENSCLIFF 3225	\$1,390,000	02/06/2023
3	50 King St QUEENSCLIFF 3225	\$1,350,000	17/03/2023

**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:

01/08/2023 16:39



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,450,000  
**Median House Price**  
Year ending June 2023: \$1,775,000

## Comparable Properties



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

Agent Comments



**Price:** \$1,430,000  
**Method:** Private Sale  
**Date:** 10/05/2023  
**Property Type:** House  
**Land Size:** 614 sqm approx



**4 St Andrews St QUEENSCLIFF 3225 (REI)**

Agent Comments



**Price:** \$1,390,000  
**Method:** Private Sale  
**Date:** 02/06/2023  
**Property Type:** House  
**Land Size:** 241 sqm approx



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

Agent Comments



**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 17/03/2023  
**Property Type:** House  
**Land Size:** 519 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100