# 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

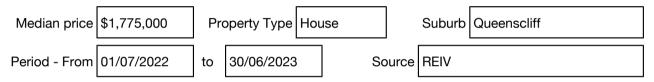
10 Little Hesse Street, Queenscliff Vic 3225

## Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
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Single price \$1,450,000

#### Median sale price



## 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)



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

Agent Comments



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

2

50 King St QUEENSCLIFF 3225 (REI/VG)

4 St Andrews St QUEENSCLIFF 3225 (REI)

2



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



propertydata

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