

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 19A Stevens 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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,762,500 Property Type House Suburb Queenscliff

Period - From 01/10/2022 to 30/09/2023 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	41 Stokes St QUEENSCLIFF 3225	\$1,800,000	29/06/2023
2	54a Flinders St QUEENSCLIFF 3225	\$1,750,000	27/10/2022
3	6 Raglan St QUEENSCLIFF 3225	\$1,510,000	12/05/2023

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: 19/10/2023 10:45

19A Stevens Street, Queenscliff Vic 3225



 4  3  2

Property Type: House (Res)

Land Size: 630 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending September 2023: \$1,762,500

Comparable Properties



41 Stokes St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,800,000

Method: Private Sale

Date: 29/06/2023

Property Type: House

Land Size: 541 sqm approx



54a Flinders St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,750,000

Method: Private Sale

Date: 27/10/2022

Property Type: House

Land Size: 516 sqm approx



6 Raglan St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,510,000

Method: Private Sale

Date: 12/05/2023

Property Type: House

Land Size: 472 sqm approx

Account - Fletchers | P: 5258 2833



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