

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

75 Learmonth Street, Queenscliff Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Queenscliff

Period - From

01/04/2023

to

31/03/2024

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	17 Stokes St QUEENSCLIFF 3225	\$1,480,000	01/10/2023
2	49 Mercer St QUEENSCLIFF 3225	\$1,425,000	28/09/2023
3	40 Learmonth St QUEENSCLIFF 3225	\$1,375,000	28/02/2024

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:

04/06/2024 15:52

75 Learmonth Street, Queenscliff Vic 3225



3 1 1

Property Type: House
Land Size: 510 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending March 2024: \$1,510,000

Comparable Properties



17 Stokes St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

3 2 -

Price: \$1,480,000
Method: Private Sale
Date: 01/10/2023
Property Type: House (Res)
Land Size: 295 sqm approx



49 Mercer St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

2 2 -

Price: \$1,425,000
Method: Private Sale
Date: 28/09/2023
Property Type: House
Land Size: 527 sqm approx



40 Learmonth St QUEENSCLIFF 3225 (REI)

Agent Comments

3 2 2

Price: \$1,375,000
Method: Private Sale
Date: 28/02/2024
Property Type: House
Land Size: 301 sqm approx

Account - Fletchers | P: 5258 2833



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