## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

reet, Queenscliff Vic 3225

#### Indicative selling price

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

Range between \$1,670,000	&	\$1,837,000
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#### Median sale price

Median price	\$1,510,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	13 Edgewater CI QUEENSCLIFF 3225	\$1,810,000	07/02/2023
2	41 Stokes St QUEENSCLIFF 3225	\$1,800,000	29/06/2023
3	19 Girvan Gr POINT LONSDALE 3225	\$1,505,000	08/04/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	02/07/2024 12:09









Indicative Selling Price \$1,670,000 - \$1,837,000 Median House Price Year ending March 2024: \$1,510,000

# Comparable Properties



13 Edgewater CI QUEENSCLIFF 3225 (REI/VG) Agent Comments

Price: \$1,810,000 Method: Private Sale Date: 07/02/2023 Property Type: House Land Size: 732 sqm approx



41 Stokes St QUEENSCLIFF 3225 (REI/VG)

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Price: \$1,800,000 Method: Private Sale Date: 29/06/2023 Property Type: House Land Size: 541 sqm approx **Agent Comments** 



19 Girvan Gr POINT LONSDALE 3225 (REI)

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Price: \$1,505,000 Method: Private Sale Date: 08/04/2024 Property Type: House Land Size: 884 sqm approx **Agent Comments** 

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326





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