

# 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

Lot 5 81 Nelson Road, Queenscliff Vic 3225

### Indicative selling price

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

Range between

\$746,000

&

\$820,000

### Median sale price

Median price

\$1,450,000

Property Type

House

Suburb

Queenscliff

Period - From

16/05/2023

to

15/05/2024

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	16 Edgewater CI QUEENSCLIFF 3225	\$812,000	09/11/2023
2	85 Coquina Dr POINT LONSDALE 3225	\$780,000	01/06/2023
3	21 Shearwater Gr POINT LONSDALE 3225	\$570,000	26/10/2023

**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:

16/05/2024 09:11



**Property Type:**  
**Land Size:** 539 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$746,000 - \$820,000  
**Median House Price**  
16/05/2023 - 15/05/2024: \$1,450,000

## Comparable Properties



**16 Edgewater CI QUEENSCLIFF 3225 (REI/VG)** Agent Comments



**Price:** \$812,000  
**Method:** Private Sale  
**Date:** 09/11/2023  
**Property Type:** Land  
**Land Size:** 701 sqm approx

**85 Coquina Dr POINT LONSDALE 3225 (VG)** Agent Comments



**Price:** \$780,000  
**Method:** Sale  
**Date:** 01/06/2023  
**Property Type:** Land  
**Land Size:** 463 sqm approx



**21 Shearwater Gr POINT LONSDALE 3225 (REI/VG)** Agent Comments



**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 26/10/2023  
**Property Type:** Land  
**Land Size:** 451 sqm approx

**Account - Kerleys Coastal RE | P: 03 52584100**