

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

16 Edgewater Close, Queenscliff Vic 3225

Indicative selling price

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

Single price \$849,000

Median sale price

Median price \$1,762,500

Property Type House

Suburb Queenscliff

Period - From 18/08/2022

to

17/08/2023

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	35 Coquina Dr POINT LONSDALE 3225	\$880,000	21/01/2023
2	2 Casablanca St POINT LONSDALE 3225	\$780,000	19/02/2023
3	44 Limpet Cirt POINT LONSDALE 3225	\$770,000	14/10/2022

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:

18/08/2023 11:00



Property Type: Land
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price

\$849,000

Median House Price

18/08/2022 - 17/08/2023: \$1,762,500

Comparable Properties

35 Coquina Dr POINT LONSDALE 3225 (VG)

Agent Comments



Price: \$880,000
Method: Sale
Date: 21/01/2023
Property Type: Land
Land Size: 576 sqm approx



2 Casablanca St POINT LONSDALE 3225 (REI/VG)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 19/02/2023
Property Type: Land
Land Size: 649 sqm approx

44 Limpet Cirt POINT LONSDALE 3225 (VG)

Agent Comments



Price: \$770,000
Method: Sale
Date: 14/10/2022
Property Type: Land
Land Size: 746 sqm approx