

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

28 Ward Road, Queenscliff Vic 3225

Indicative selling price

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

Single price \$875,000

Median sale price

Median price \$1,477,500

Property Type House

Suburb Queenscliff

Period - From 14/06/2023

to 13/06/2024

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	3 Lakeland Ct POINT LONSDALE 3225	\$935,000	12/04/2024
2	8 Limpet Cirt POINT LONSDALE 3225	\$877,500	05/04/2024
3	20 Grimes Rd POINT LONSDALE 3225	\$860,000	14/05/2024

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:

14/06/2024 16:53



 3  1  2

Property Type: House
Land Size: 614 sqm approx
Agent Comments

Indicative Selling Price
\$875,000
Median House Price
14/06/2023 - 13/06/2024: \$1,477,500

Comparable Properties



3 Lakeland Ct POINT LONSDALE 3225 (REI) **Agent Comments**

 3  2  2

Price: \$935,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 665 sqm approx



8 Limpet Cirt POINT LONSDALE 3225 (REI/VG) **Agent Comments**

 3  2  2

Price: \$877,500
Method: Private Sale
Date: 05/04/2024
Property Type: House
Land Size: 392 sqm approx



20 Grimes Rd POINT LONSDALE 3225 (REI) **Agent Comments**

 3  1  2

Price: \$860,000
Method: Private Sale
Date: 14/05/2024
Property Type: House
Land Size: 648 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100