

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

3/30-32 Hesse Street, Queenscliff Vic 3225

Indicative selling price

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

Single price \$485,000

Median sale price

Median price \$795,000

Property Type Unit

Suburb Queenscliff

Period - From 30/10/2023

to 29/10/2024

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	4/30-32 Hesse St QUEENSCLIFF 3225	\$480,000	12/10/2024
2	9/30-32 Hesse St QUEENSCLIFF 3225	\$360,000	26/09/2024
3	3/13 Hobson St QUEENSCLIFF 3225	\$795,000	21/03/2024

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:

30/10/2024 16:21



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$485,000

Median Unit Price

30/10/2023 - 29/10/2024: \$795,000

Comparable Properties



4/30-32 Hesse St QUEENSCLIFF 3225 (REI)

Agent Comments

 2  1  1

Price: \$480,000

Method: Private Sale

Date: 12/10/2024

Property Type: Apartment



9/30-32 Hesse St QUEENSCLIFF 3225 (REI)

Agent Comments

 1  1  1

Price: \$360,000

Method: Private Sale

Date: 26/09/2024

Property Type: Unit



3/13 Hobson St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 3  1  1

Price: \$795,000

Method: Private Sale

Date: 21/03/2024

Property Type: Apartment

Account - Kerleys Coastal RE | P: 03 52584100