

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

18 Bellarine Highway, Queenscliff Vic 3225

Indicative selling price

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

Single price \$1,395,000

Median sale price

Median price \$1,480,000

Property Type House

Suburb Queenscliff

Period - From 27/03/2023

to 26/03/2024

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	Price	Date of sale
1	58 King St QUEENSCLIFF 3225	\$1,430,000	10/05/2023
2	93 Hesse St QUEENSCLIFF 3225	\$1,390,000	05/06/2023
3	8 Fraser St QUEENSCLIFF 3225	\$1,300,000	16/02/2024

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:

27/03/2024 09:30



 3  1  2

Property Type: House
Land Size: 726 sqm approx
Agent Comments

Indicative Selling Price

\$1,395,000

Median House Price

27/03/2023 - 26/03/2024: \$1,480,000

Comparable Properties



58 King St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,430,000
Method: Private Sale
Date: 10/05/2023
Property Type: House
Land Size: 614 sqm approx



93 Hesse St QUEENSCLIFF 3225 (VG)

Agent Comments

 2  -  -

Price: \$1,390,000
Method: Sale
Date: 05/06/2023
Property Type: House (Res)
Land Size: 243 sqm approx



8 Fraser St QUEENSCLIFF 3225 (REI)

Agent Comments

 3  2  2

Price: \$1,300,000
Method: Private Sale
Date: 16/02/2024
Property Type: House
Land Size: 394 sqm approx