

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

Range between

\$625,000

&

\$675,000

Median sale price

Median price

\$1,425,000

Property Type

House

Suburb

Queenscliff

Period - From

17/07/2023

to

16/07/2024

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	102 Coquina Dr POINT LONSDALE 3225	\$702,000	09/03/2023
2	22 Crookhaven St POINT LONSDALE 3225	\$580,000	22/06/2023
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:

17/07/2024 09:21



Property Type:
Agent Comments

Indicative Selling Price
\$625,000 - \$675,000
Median House Price
17/07/2023 - 16/07/2024: \$1,425,000

Comparable Properties

102 Coquina Dr POINT LONSDALE 3225 (VG) Agent Comments



Price: \$702,000
Method: Sale
Date: 09/03/2023
Property Type: Land
Land Size: 488 sqm approx

22 Crookhaven St POINT LONSDALE 3225 (VG) Agent Comments



Price: \$580,000
Method: Sale
Date: 22/06/2023
Property Type: Land
Land Size: 375 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