

# 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

10 Little Hesse Street, Queenscliff Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,275,000 & \$1,325,000

### Median sale price

Median price \$1,510,000 Property Type House Suburb Queenscliff

Period - From 01/04/2023 to 31/03/2024 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	40 Learmonth St QUEENSCLIFF 3225	\$1,375,000	28/02/2024
2	8 Fraser St QUEENSCLIFF 3225	\$1,300,000	16/02/2024
3	10 Gellibrand St QUEENSCLIFF 3225	\$1,250,000	06/05/2024

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:

25/06/2024 15:56



**Property Type:** House  
**Land Size:** 338 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,275,000 - \$1,325,000  
**Median House Price**  
Year ending March 2024: \$1,510,000

## Comparable Properties



**40 Learmonth St QUEENSCLIFF 3225 (REI/VG)** Agent Comments



**Price:** \$1,375,000  
**Method:** Private Sale  
**Date:** 28/02/2024  
**Property Type:** House  
**Land Size:** 301 sqm approx



**8 Fraser St QUEENSCLIFF 3225 (REI/VG)** Agent Comments



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



**10 Gellibrand St QUEENSCLIFF 3225 (REI)** Agent Comments



**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 06/05/2024  
**Property Type:** House  
**Land Size:** 372 sqm approx