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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,275,000		&		\$1,325,000			
Median sale p	rice							
Median price	\$1,510,000	Pro	Property Type Hous		se		Suburb	Queenscliff
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ad	dress 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

Account - Kerleys Coastal RE | P: 03 52584100





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