

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 91 King Street, Queenscliff Vic 3225
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,670,000 & \$1,837,000

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 | 13 Edgewater CI QUEENSCLIFF 3225 | \$1,810,000 | 07/02/2023 |
| 2 | 41 Stokes St QUEENSCLIFF 3225 | \$1,800,000 | 29/06/2023 |
| 3 | 19 Girvan Gr POINT LONSDALE 3225 | \$1,505,000 | 08/04/2024 |

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: 02/07/2024 12:09



Property Type:
Agent Comments

Indicative Selling Price
\$1,670,000 - \$1,837,000
Median House Price
Year ending March 2024: \$1,510,000

Comparable Properties



13 Edgewater CI QUEENSCLIFF 3225 (REI/VG) Agent Comments



Price: \$1,810,000
Method: Private Sale
Date: 07/02/2023
Property Type: House
Land Size: 732 sqm approx



41 Stokes St QUEENSCLIFF 3225 (REI/VG) Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 29/06/2023
Property Type: House
Land Size: 541 sqm approx



19 Girvan Gr POINT LONSDALE 3225 (REI) Agent Comments



Price: \$1,505,000
Method: Private Sale
Date: 08/04/2024
Property Type: House
Land Size: 884 sqm approx

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