

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

31 Stokes Street, Queenscliff Vic 3225

Indicative selling price

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

Range between \$1,985,000

&

\$2,183,500

Median sale price

Median price \$1,662,629

Property Type House

Suburb Queenscliff

Period - From 01/10/2021

to 30/09/2022

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	16A King St QUEENSCLIFF 3225	\$3,000,000	08/02/2022
2	1/2 Hobson St QUEENSCLIFF 3225	\$2,475,000	10/12/2021
3	20a Gellibrand St QUEENSCLIFF 3225	\$2,400,000	05/02/2022

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:

15/12/2022 09:29



Property Type: House

Land Size: 401 sqm approx

Agent Comments

Comparable Properties



16A King St QUEENSCLIFF 3225 (REI)

Agent Comments



Price: \$3,000,000

Method: Private Sale

Date: 08/02/2022

Property Type: House

Land Size: 543 sqm approx

1/2 Hobson St QUEENSCLIFF 3225 (VG)

Agent Comments



Price: \$2,475,000

Method: Sale

Date: 10/12/2021

Property Type: Retail - Mixed Use (Unspecified)



20a Gellibrand St QUEENSCLIFF 3225 (REI/VG)

Agent Comments



Price: \$2,400,000

Method: Private Sale

Date: 05/02/2022

Property Type: Villa

Land Size: 310 sqm approx