

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

7 Pardalote Close, Queenscliff Vic 3225

Indicative selling price

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

Single price

\$1,595,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Queenscliff

Period - From

01/04/2021

to

31/03/2022

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	33 Roddick Gr QUEENSCLIFF 3225	\$1,870,000	23/01/2022
2	51 Grimes Rd POINT LONSDALE 3225	\$1,675,000	22/11/2021
3	1 Queenspoint Cr QUEENSCLIFF 3225	\$1,550,000	03/03/2021

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:

15/07/2022 10:08

Hugh Martin

03 5258 4100

0488 584 141

hugh.martin@kerleys.com.au

Indicative Selling Price

\$1,595,000

Median House Price

Year ending March 2022: \$1,500,000



 4  2  2

Rooms: 2

Property Type: House (Previously Occupied - Detached)

Land Size: 687 sqm approx

Agent Comments

At the end of a quiet cul-de-sac, amongst towering gum trees and adjacent to a hidden play park, sits this beautifully tranquil family home. A humble façade offers privacy and seclusion, while a step through the front door presents an effortlessly flowing and functional floorplan.

Comparable Properties



33 Roddick Gr QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,870,000

Method: Private Sale

Date: 23/01/2022

Property Type: House

Land Size: 780 sqm approx



51 Grimes Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,675,000

Method: Private Sale

Date: 22/11/2021

Property Type: House

Land Size: 760 sqm approx



1 Queenspoint Cr QUEENSCLIFF 3225 (VG)

Agent Comments

 4  -  -

Price: \$1,550,000

Method: Sale

Date: 03/03/2021

Property Type: House (Res)

Land Size: 2631 sqm approx