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

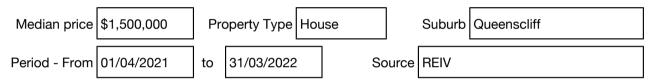
7 Pardalote Close, Queenscliff Vic 3225

Indicative selling price

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For the meaning of this	nrica saa	consumer vic dov au	/underguoting
For the meaning of this	phice 3cc	consumer.vic.gov.au	/ under quoting

Single price \$1,595,000

Median sale price



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



7 Pardalote Close, Queenscliff Vic 3225



Indicative Selling Price

Median House Price

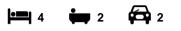
hugh.martin@kerleys.com.au

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

Hugh Martin 03 5258 4100 0488 584 141

\$1,595,000





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) 4 2 2 2 Price: \$1,870,000 Method: Private Sale Date: 23/01/2022 Property Type: House Land Size: 780 sqm approx	Agent Comments
51 Grimes Rd POINT LONSDALE 3225 (REI/VG) 4 2 2 2 Price: \$1,675,000 Method: Private Sale Date: 22/11/2021 Property Type: House Land Size: 760 sqm approx	Agent Comments
1 Queenspoint Cr QUEENSCLIFF 3225 (VG) 4 2 2 2 2 2 2 2 2 2	Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100





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