

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

28 Ward Road, Queenscliff Vic 3225

Indicative selling price

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

Single price

\$945,000

Median sale price

Median price

\$1,495,000

Property Type

House

Suburb

Queenscliff

Period - From

05/03/2023

to

04/03/2024

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	3 Watermans Ct POINT LONSDALE 3225	\$1,060,000	26/07/2023
2	3 Old Geelong Rd POINT LONSDALE 3225	\$980,000	09/08/2023
3	182 Fellows Rd POINT LONSDALE 3225	\$900,000	31/07/2023

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:

05/03/2024 10:20



 3  1  2

Property Type: House
Land Size: 614 sqm approx
Agent Comments

Indicative Selling Price

\$945,000

Median House Price

05/03/2023 - 04/03/2024: \$1,495,000

Comparable Properties



3 Watermans Ct POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,060,000
Method: Private Sale
Date: 26/07/2023
Property Type: House
Land Size: 786 sqm approx



3 Old Geelong Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 3  1  2

Price: \$980,000
Method: Private Sale
Date: 09/08/2023
Property Type: House
Land Size: 657 sqm approx



182 Fellows Rd POINT LONSDALE 3225 (REI/VG)

Agent Comments

 4  1  2

Price: \$900,000
Method: Private Sale
Date: 31/07/2023
Property Type: House
Land Size: 665 sqm approx