# 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

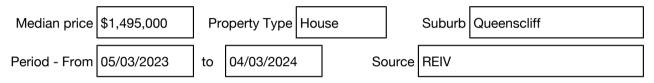
28 Ward Road, Queenscliff Vic 3225

# Indicative selling price

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For the	meaning	of this	price s	see cons	umer.vic.	.dov.au/	undera	uotina
		••••••	p				a	

Single price \$945,000

#### 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.

Ado	dress 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



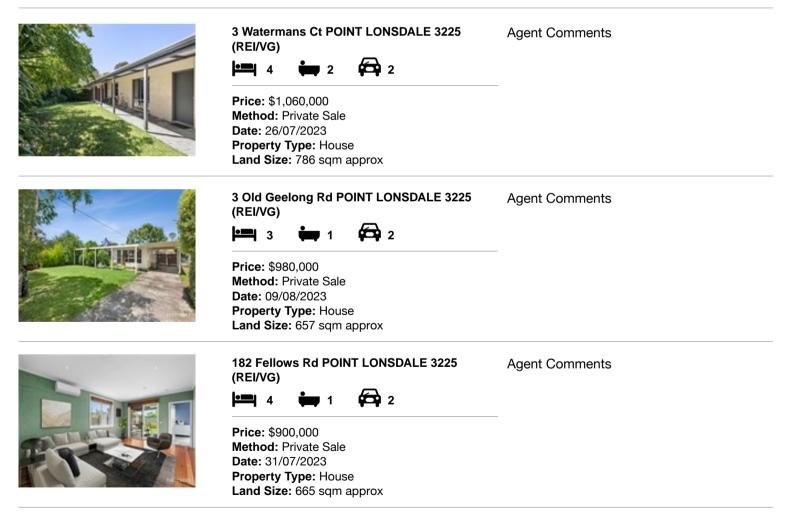






**Property Type:** House **Land Size:** 614 sqm approx Agent Comments Indicative Selling Price \$945,000 Median House Price 05/03/2023 - 04/03/2024: \$1,495,000

# **Comparable Properties**



# Account - Kerleys Coastal RE | P: 03 52584100



Property data

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