

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

12 Hobson Street, Queenscliff Vic 3225

Indicative selling price

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

Single price

\$1,750,000

Median sale price

Median price

\$1,800,000

Property Type

House

Suburb

Queenscliff

Period - From

01/01/2023

to

31/12/2023

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 Queen St QUEENSCLIFF 3225	\$1,850,000	11/09/2023
2	41 Stokes St QUEENSCLIFF 3225	\$1,800,000	29/06/2023
3	15 Raglan St QUEENSCLIFF 3225	\$1,725,000	04/12/2023

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:

27/02/2024 16:39



 3  1  2

Property Type: House
Land Size: 325 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000
Median House Price
Year ending December 2023: \$1,800,000

Comparable Properties



3 Queen St QUEENSLIFF 3225 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,850,000
Method: Private Sale
Date: 11/09/2023
Property Type: House
Land Size: 1024 sqm approx



41 Stokes St QUEENSLIFF 3225 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,800,000
Method: Private Sale
Date: 29/06/2023
Property Type: House
Land Size: 541 sqm approx



15 Raglan St QUEENSLIFF 3225 (REI/VG)

Agent Comments

 3  2  -

Price: \$1,725,000
Method: Private Sale
Date: 04/12/2023
Property Type: House
Land Size: 386 sqm approx