

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

37 Stokes Street, Queenscliff Vic 3225

Indicative selling price

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

Single price

\$1,399,000

Median sale price

Median price

\$1,710,000

Property Type

House

Suburb

Queenscliff

Period - From

01/01/2022

to

31/12/2022

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	31 Stokes St QUEENSCLIFF 3225	\$1,935,000	25/01/2023
2	70 Mercer St QUEENSCLIFF 3225	\$1,750,000	25/02/2022
3	2/64 Mercer St QUEENSCLIFF 3225	\$1,450,000	10/03/2022

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:

29/03/2023 09:42



Property Type: house

Agent Comments

Situated in the heart of Queenscliff, a township renowned as a tranquil fishing village, sits this charming abode. The north facing front patio allows you to enjoy the sunlight at any time of day, whilst the rays continue to stream into the light-filled living area featuring a split-system unit for

Comparable Properties



31 Stokes St QUEENSCLIFF 3225 (REI/VG)

Agent Comments



Price: \$1,935,000

Method: Private Sale

Date: 25/01/2023

Property Type: House

Land Size: 401 sqm approx



70 Mercer St QUEENSCLIFF 3225 (REI/VG)

Agent Comments



Price: \$1,750,000

Method: Private Sale

Date: 25/02/2022

Property Type: House

Land Size: 987 sqm approx



2/64 Mercer St QUEENSCLIFF 3225 (REI/VG)

Agent Comments



Price: \$1,450,000

Method: Private Sale

Date: 10/03/2022

Property Type: Townhouse (Single)

Land Size: 317 sqm approx