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

1/40 Bellarine Highway, Queenscliff Vic 3225

Indicative selling price

For the meaning	of this price see	con	sumer.vic.gc	v.au	/underquot	ting		
Range betwee	een \$850,000		&		\$880,000			
Median sale pi	rice							
Median price	\$1,800,000	Pro	Property Type Hous		se		Suburb	Queenscliff
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	3 Old Geelong Rd POINT LONSDALE 3225	\$980,000	09/08/2023
2	105 Bellarine Hwy POINT LONSDALE 3225	\$950,000	22/12/2022
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:

06/04/2024









Property Type: Agent Comments Indicative Selling Price \$950,000 - \$990,000 Median House Price Year ending December 2023: \$1,800,000

Comparable Properties

3 Old Geelong Rd POINT LONSDALE 3225 (REI/VG) 3 3 1 2	Agent Comments
Price: \$980,000 Method: Private Sale Date: 09/08/2023 Property Type: House Land Size: 657 sqm approx	
105 Bellarine Hwy POINT LONSDALE 3225 (REI/VG) Image: A Image: Price: \$950,000 Method: Private Sale Date: 22/12/2022 Property Type: House Land Size: 664 sqm approx	Agent Comments
182 Fellows Rd POINT LONSDALE 3225 (REI/VG) 4 1 2 Price: \$900,000 Method: Private Sale Date: 31/07/2023 Property Type: House Land Size: 665 sqm approx	Agent Comments

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326



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