

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 Swanston Street, Queenscliff Vic 3225

Indicative selling price

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

Range between \$2,600,000

&

\$2,800,000

Median sale price

Median price \$1,662,629

Property Type House

Suburb Queenscliff

Period - From 01/10/2021

to 30/09/2022

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	16A King St QUEENSCLIFF 3225	\$3,000,000	08/02/2022
2	13 Queen St QUEENSCLIFF 3225	\$2,650,000	18/02/2022
3	1 Stevens St QUEENSCLIFF 3225	\$2,650,000	23/11/2021

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:

28/12/2022 16:01

1 Swanston Street, Queenscliff Vic 3225



Damian Cayzer

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3 2 2

Property Type: house

Land Size: 1020 sqm approx

Agent Comments

Situated on an elevated parcel of land with 180-degree views of Swan Bay, this Queenscliff dwelling offers promise and potential for a beautiful bayside life.

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

Year ending September 2022: \$1,662,629

Comparable Properties



16A King St QUEENSCLIFF 3225 (REI)

Agent Comments

4 5 2

Price: \$3,000,000

Method: Private Sale

Date: 08/02/2022

Property Type: House

Land Size: 543 sqm approx



13 Queen St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

4 2 3

Price: \$2,650,000

Method: Private Sale

Date: 18/02/2022

Property Type: House

Land Size: 1100 sqm approx



1 Stevens St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

5 3 2

Price: \$2,650,000

Method: Private Sale

Date: 23/11/2021

Property Type: House

Land Size: 1182 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100



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