

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

33 Roddick Grove, Queenscliff VIC 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$ 1,700,000 & \$ 1,870,000

Median sale price

Median price \$ 1,400,000

Property type House

Suburb Queenscliff

Period - From 1/7/2021

to

30/09/2021

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	51 Grimes Road, Point Lonsdale VIC 3225	\$ 1,675,000	22/11/2021
2	25 Jennifer Crescent, Point Lonsdale VIC 3225	\$ 2,050,000	18/11/2021
3	5 Pico Avenue, Point Lonsdale VIC 3225	\$ 1,651,500	09/04/2021

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: 20/12/2021