## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	28 Ward Road, Queenscliff Vic 3225
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$735,000

#### Median sale price

Median price	\$1,250,000	Pro	perty Type	House		Suburb	Queenscliff
Period - From	01/01/2024	to	31/12/2024		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

Address of comparable property		Price	Date of sale
1	97 Bellarine Hwy POINT LONSDALE 3225	\$830,000	26/09/2024
2	104 Bellarine Hwy QUEENSCLIFF 3225	\$750,000	04/09/2024
3	20 Grimes Rd POINT LONSDALE 3225	\$860,000	14/05/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	11/03/2025 09:09









Property Type: House Land Size: 614 sqm approx **Agent Comments** 

**Indicative Selling Price** \$735,000 **Median House Price** Year ending December 2024: \$1,250,000

## Comparable Properties



97 Bellarine Hwy POINT LONSDALE 3225 (REI/VG)



Price: \$830,000 Method: Private Sale Date: 26/09/2024 Property Type: House

Land Size: 725 sqm approx

**Agent Comments** 

**Agent Comments** 

**Agent Comments** 



104 Bellarine Hwy QUEENSCLIFF 3225 (REI/VG)







Price: \$750,000 Method: Private Sale Date: 04/09/2024 Property Type: House Land Size: 597 sqm approx











Price: \$860,000 Method: Private Sale Date: 14/05/2024 Property Type: House Land Size: 648 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100





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