

# 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 68 Nelson Rd, Queenscliff Vic 3225  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$895,000 & \$950,000

### Median sale price

Median price \$1,375,000 Property Type House Suburb Queenscliff

Period - From 01/10/2023 to 30/09/2024 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	Price	Date of sale
1	9 Downton Cr POINT LONSDALE 3225	\$935,000	12/06/2024
2	20 Grimes Rd POINT LONSDALE 3225	\$860,000	14/05/2024
3	3 Lakeland Ct POINT LONSDALE 3225	\$935,000	12/04/2024

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: 12/11/2024 12:58



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$895,000 - \$950,000  
**Median House Price**  
Year ending September 2024: \$1,375,000

## Comparable Properties



**9 Downton Cr POINT LONSDALE 3225 (REI/VG)**

Agent Comments



**Price:** \$935,000  
**Method:** Private Sale  
**Date:** 12/06/2024  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**20 Grimes Rd POINT LONSDALE 3225 (REI/VG)**

Agent Comments



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



**3 Lakeland Ct POINT LONSDALE 3225 (REI/VG)**

Agent Comments



**Price:** \$935,000  
**Method:** Private Sale  
**Date:** 12/04/2024  
**Property Type:** House  
**Land Size:** 665 sqm approx

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