

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

57a Mercer Street, Queenscliff Vic 3225

Indicative selling price

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

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$1,452,500

Property Type House

Suburb Queenscliff

Period - From 01/07/2023

to

30/06/2024

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	13 Bethune St QUEENSCLIFF 3225	\$1,150,000	03/06/2024
2	48 Stokes St QUEENSCLIFF 3225	\$950,000	05/04/2024
3	3/1 Queen St QUEENSCLIFF 3225	\$1,175,000	04/12/2023

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:

25/07/2024 09:55

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Indicative Selling Price

\$1,150,000 - \$1,265,000

Median House Price

Year ending June 2024: \$1,452,500



 2  2  2

Property Type: House (Res)

Land Size: 242 sqm approx

Agent Comments

Comparable Properties



13 Bethune St QUEENSCLIFF 3225 (REI)

Agent Comments

 3  1  1

Price: \$1,150,000

Method: Private Sale

Date: 03/06/2024

Property Type: House

Land Size: 462 sqm approx



48 Stokes St QUEENSCLIFF 3225 (REI)

Agent Comments

 2  1  -

Price: \$950,000

Method: Private Sale

Date: 05/04/2024

Property Type: House



3/1 Queen St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,175,000

Method: Private Sale

Date: 04/12/2023

Property Type: House (Res)

Land Size: 358 sqm approx