Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 28 Ward Road, Queenscliff Vic 3225

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ו \$700,000		&		\$750,000				
Median sale price									
Median price	\$1,250,000	Pro	Property Type Hou		lse		Suburb	Queenscliff	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ad	dress 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 comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

13/02/2025 10:03





Damian Cayzer 03 5258 4100





Property Type: House Land Size: 614 sqm approx Agent Comments 0416 035 000 damian.cayzer@kerleys.com.au Indicative Selling Price

\$700,000 - \$750,000 **Median House Price** Year ending December 2024: \$1,250,000

Comparable Properties

97 Bellarine Hwy POINT LONSDALE 3225 (REI/VG) 3 1 2 Price: \$830,000 Method: Private Sale Date: 26/09/2024 Property Type: House Land Size: 725 sqm approx	Agent Comments
104 Bellarine Hwy QUEENSCLIFF 3225 (REI/VG) Image: 1 3 Image: 2 2 Price: \$750,000 Method: Private Sale Date: 04/09/2024 Property Type: House Land Size: 597 sqm approx	Agent Comments
20 Grimes Rd POINT LONSDALE 3225 (REI/VG) 3 1 2 Price: \$860,000 Method: Private Sale Date: 14/05/2024 Property Type: House Land Size: 648 sqm approx	Agent Comments

Account - Kerleys Coastal RE | P: 03 52584100



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.