

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

12 Hobson Street, Queenscliff Vic 3225

Indicative selling price

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

Range between \$1,575,000 & \$1,675,000

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	44 Wharf St QUEENSCLIFF 3225	\$1,250,000	29/07/2024
2	24 Swanston St QUEENSCLIFF 3225	\$1,685,000	12/03/2024
3	15 Raglan St QUEENSCLIFF 3225	\$1,725,000	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: 10/09/2024 15:35



Property Type: House (Previously Occupied - Detached)

Land Size: 325 sqm approx

Agent Comments

Comparable Properties



44 Wharf St QUEENSCLIFF 3225 (REI)

Agent Comments



Price: \$1,250,000

Method: Private Sale

Date: 29/07/2024

Property Type: House (Res)

Land Size: 348 sqm approx



24 Swanston St QUEENSCLIFF 3225 (REI)

Agent Comments



Price: \$1,685,000

Method: Private Sale

Date: 12/03/2024

Property Type: House (Res)

Land Size: 1054 sqm approx



15 Raglan St QUEENSCLIFF 3225 (REI/VG)

Agent Comments



Price: \$1,725,000

Method: Private Sale

Date: 04/12/2023

Property Type: House

Land Size: 386 sqm approx