

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 10 Wharf Street, 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 \$1,495,000

Median sale price

Median price \$1,480,000

Property Type House

Suburb Queenscliff

Period - From 26/03/2023

to 25/03/2024

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	6 Raglan St QUEENSCLIFF 3225	\$1,510,000	12/05/2023
2	17 Stokes St QUEENSCLIFF 3225	\$1,480,000	01/10/2023
3	58 King St QUEENSCLIFF 3225	\$1,430,000	10/05/2023

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:

26/03/2024 15:54



 5  3  0

Property Type: House
Land Size: 367 sqm approx
Agent Comments

Indicative Selling Price
\$1,495,000
Median House Price
26/03/2023 - 25/03/2024: \$1,480,000

Comparable Properties



6 Raglan St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 4  3  1

Price: \$1,510,000
Method: Private Sale
Date: 12/05/2023
Property Type: House
Land Size: 472 sqm approx



17 Stokes St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 3  2  -

Price: \$1,480,000
Method: Private Sale
Date: 01/10/2023
Property Type: House (Res)
Land Size: 295 sqm approx



58 King St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,430,000
Method: Private Sale
Date: 10/05/2023
Property Type: House
Land Size: 614 sqm approx

Account - Kerleys Coastal RE | P: 03 52584100