

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

2 Henry Street, Queenscliff Vic 3225

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

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 eighteen 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	91 King St QUEENSCLIFF 3225	\$2,331,000	10/08/2024
2	8 Bethune St QUEENSCLIFF 3225	\$2,550,000	11/07/2023
3			

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 eighteen months.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending September 2024: \$1,375,000



 3  3  2

Property Type: House
Land Size: 503 sqm approx
Agent Comments

Comparable Properties



91 King St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 4  2  6

Price: \$2,331,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 617 sqm approx



8 Bethune St QUEENSCLIFF 3225 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,550,000
Method: Private Sale
Date: 11/07/2023
Property Type: House
Land Size: 1012 sqm approx

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 eighteen months.