

# 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

49 Mercer Street, Queenscliff Vic 3225

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,425,000

### Median sale price

Median price

\$1,775,000

Property Type

House

Suburb

Queenscliff

Period - From

01/07/2022

to

30/06/2023

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 | 58 King St QUEENSCLIFF 3225    | \$1,430,000 | 10/05/2023   |
| 2 | 40 Mercer St QUEENSCLIFF 3225  | \$1,390,000 | 22/07/2023   |
| 3 | 50 King St QUEENSCLIFF 3225    | \$1,350,000 | 17/03/2023   |

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:

02/08/2023 08:58



 2  2  0

**Property Type:** House  
**Land Size:** 527 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,425,000  
**Median House Price**  
 Year ending June 2023: \$1,775,000

## Comparable Properties



**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



**40 Mercer St QUEENSCLIFF 3225 (REI)**

**Agent Comments**

 4  2  -

**Price:** \$1,390,000  
**Method:** Private Sale  
**Date:** 22/07/2023  
**Property Type:** House  
**Land Size:** 261 sqm approx



**50 King St QUEENSCLIFF 3225 (REI/VG)**

**Agent Comments**

 3  3  -

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 17/03/2023  
**Property Type:** House  
**Land Size:** 519 sqm approx