Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	13/30-32 Hesse 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 \$630,000

Median sale price

Median price \$1,452,500	Property Type	louse	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

1	1/720 Shell Rd POINT LONSDALE 3225	\$750,000	22/03/2024
2	3/1a Girvan Gr POINT LONSDALE 3225	\$700,000	07/11/2023
3	12/231a Point Lonsdale Rd POINT LONSDALE 3225	\$630,000	27/07/2023

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:	17/09/2024 14:18



Date of sale







Property Type: Apartment **Agent Comments**

Indicative Selling Price \$630,000 **Median House Price** Year ending June 2024: \$1,452,500

Comparable Properties



1/720 Shell Rd POINT LONSDALE 3225

(REI/VG) **-**

Price: \$750,000 Method: Private Sale Date: 22/03/2024 Property Type: Unit

Land Size: 349 sqm approx

Agent Comments



3/1a Girvan Gr POINT LONSDALE 3225

(REI/VG)



Price: \$700.000 Method: Private Sale Date: 07/11/2023 Property Type: Unit

Land Size: 164 sqm approx

Agent Comments



12/231a Point Lonsdale Rd POINT LONSDALE Agent Comments

3225 (REI/VG)





Price: \$630,000 Method: Private Sale Date: 27/07/2023 Property Type: House

Account - Kerleys Coastal RE | P: 03 52584100





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