

# 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

13/30-32 Hesse Street, Queenscliff Vic 3225

### Indicative selling price

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

Single price \$630,000

### 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	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



 2    1    1

**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)

**Agent Comments**

 2    2    2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 22/03/2024

**Property Type:** Unit

**Land Size:** 349 sqm approx



**3/1a Girvan Gr POINT LONSDALE 3225**  
(REI/VG)

**Agent Comments**

 2    1    1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 07/11/2023

**Property Type:** Unit

**Land Size:** 164 sqm approx



**12/231a Point Lonsdale Rd POINT LONSDALE 3225**  
(REI/VG)

**Agent Comments**

 2    1    2

**Price:** \$630,000

**Method:** Private Sale

**Date:** 27/07/2023

**Property Type:** House

**Account - Kerleys Coastal RE | P: 03 52584100**