

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

30 Beach Street, Queenscliff Vic 3225

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$762,500

Property Type

House

Suburb

Queenscliff

Period - From

01/07/2018

to

30/06/2019

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	40 Stevens St QUEENSCLIFF 3225	\$880,000	19/04/2018
2	116 Hesse St QUEENSCLIFF 3225	\$875,000	16/10/2018
3	28 Wharf St QUEENSCLIFF 3225	\$780,000	04/05/2018

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:

11/10/2019 10:35

30 Beach Street, Queenscliff Vic 3225



Property Type: House (Previously Occupied - Detached)

Land Size: 321 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median House Price

Year ending June 2019: \$762,500

Comparable Properties



40 Stevens St QUEENSCLIFF 3225 (REI/VG)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 19/04/2018

Rooms: 6

Property Type: House

Land Size: 418 sqm approx



116 Hesse St QUEENSCLIFF 3225 (REI/VG)

Agent Comments



Price: \$875,000

Method: Private Sale

Date: 16/10/2018

Rooms: 6

Property Type: House

Land Size: 517 sqm approx



28 Wharf St QUEENSCLIFF 3225 (REI/VG)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 04/05/2018

Rooms: 7

Property Type: House

Land Size: 334 sqm approx

Account - Fletchers | P: 5258 2833



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.