

Statement of Information

Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

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 andpostcode

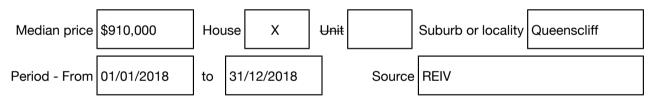
14 The Esplanade, Queenscliff Vic 3225

Indicative selling price

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

Single price \$3,975,000

Median sale price



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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------|--------------|
| 1 | | |
| 2 | | |
| 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.

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propertydata

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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.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 1408 sqm approx Agent Comments Damian Cayzer 03 5258 4100 0416 035 000 damian.cayzer@kerleys.com.au

Indicative Selling Price \$3,975,000 Median House Price Year ending December 2018: \$910,000

Comparable Properties

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