Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address |4 Gellibrand Street, Queenscliff Vic 3225

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ting		
Range betwee	\$1,780,000		&		\$1,950,000			
Median sale p	rice							
Median price	\$843,250	Pro	operty Type	Hou	se		Suburb	Queenscliff
Period - From	01/04/2019	to	31/03/2020)	So	urce	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 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.

This Statement of Information was prepared on:

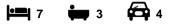
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Damian Cayzer 03 5258 4100 0416 035 000





Property Type: Commercial/Residential Indicative Selling Price \$1,780,000 - \$1,950,000 Median House Price Year ending March 2020: \$843,250

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Agent Comments

QUEENSCLIFF COMMERCIAL/RESIDENTIAL OPPORTUNITY Boasting magnificent WATER VIEWS of Port Phillip and beyond, this very rare Commercial/Residential opportunity offers tremendous versatility for investors and owner occupiers. Positioned opposite the beach and Queenscliff Pier this outstanding propert

Comparable Properties

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.

Account - Kerleys Coastal RE | P: 03 52584100

