Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/30-32 Hesse Street, Queenscliff Vic 3225

Indicative selling price

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

Range between $485,000 & $530,000

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 two kilometres of the property for sale in the last six 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	3/13 Hobson St QUEENSCLIFF 3225	$795,000	21/03/2024
2	4/42 Gellibrand St QUEENSCLIFF 3225	$825,000	29/05/2023
3	19/30-32 Hesse St QUEENSCLIFF 3225	$400,000	06/03/2023

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 02/10/2024 11:28

4/30-32 Hesse Street, Queenscliff Vic 3225



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$485,000 - $530,000
Median House Price
Year ending June 2024: $1,452,500

Comparable Properties



3/13 Hobson St QUEENSCLIFF 3225 (REI/VG)

3 1 1

Price: $795,000
Method: Private Sale
Date: 21/03/2024
Property Type: Apartment

Agent Comments



4/42 Gellibrand St QUEENSCLIFF 3225 (REI/VG)

2 2 1

Price: $825,000
Method: Private Sale
Date: 29/05/2023
Property Type: Apartment

Agent Comments



19/30-32 Hesse St QUEENSCLIFF 3225 (REI)

1 1 1

Price: $400,000
Method: Private Sale
Date: 06/03/2023
Property Type: Unit

Agent Comments

Account - Fletchers | P: 5258 2833

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