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 Bethune Street, Queenscliff Vic 3225

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,762,500 Property Type House Suburb Queenscliff

Period - From 01/10/2022 to 30/09/2023 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	6 Raglan St QUEENSCLIFF 3225	$1,510,000	12/05/2023
2	58 King St QUEENSCLIFF 3225	$1,430,000	10/05/2023
3	50 King St QUEENSCLIFF 3225	$1,350,000	17/03/2023

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: 18/10/2023 09:18

13 Bethune Street, Queenscliff Vic 3225



3 1 1

Property Type: House
Land Size: 462 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending September 2023: $1,762,500

Comparable Properties



6 Raglan St QUEENSCLIFF 3225 (REI/VG)

4 3 1

Price: $1,510,000
Method: Private Sale
Date: 12/05/2023
Property Type: House
Land Size: 472 sqm approx

Agent Comments



58 King St QUEENSCLIFF 3225 (REI/VG)

3 1 2

Price: $1,430,000
Method: Private Sale
Date: 10/05/2023
Property Type: House
Land Size: 614 sqm approx

Agent Comments



50 King St QUEENSCLIFF 3225 (REI/VG)

3 3 -

Price: $1,350,000
Method: Private Sale
Date: 17/03/2023
Property Type: House
Land Size: 519 sqm approx

Agent Comments

Account - Fletchers | P: 5258 2833

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