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: 104 Bellarine Highway, Queenscliff Vic 3225

Indicative selling price

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

Range between $750,000 & $790,000

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 five kilometres of the property for sale in the last eighteen 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	11 Limpet Cirt POINT LONSDALE 3225	$800,000	11/05/2024
2	14a Cygnet Ct QUEENSCLIFF 3225	$762,000	27/02/2023
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: 26/08/2024 10:02

104 Bellarine Highway, Queenscliff Vic 3225



3 2 2

Property Type: House
Land Size: 597 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $790,000
Median House Price
Year ending June 2024: $1,452,500

Comparable Properties

11 Limpet Cirt POINT LONSDALE 3225 (VG)

3 - -

Agent Comments

Price: $800,000
Method: Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 400 sqm approx



14a Cygnet Ct QUEENSCLIFF 3225 (REI/VG)

3 1 2

Agent Comments

Price: $762,000
Method: Private Sale
Date: 27/02/2023
Property Type: House
Land Size: 361 sqm approx

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 - Fletchers | P: 5258 2833

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