

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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	5/21-23 Hesse St QUEENSCLIFF 3225	\$515,000	18/04/2017
2	7/9 Symonds St QUEENSCLIFF 3225	\$476,500	11/08/2017
3	3/9 Symonds St QUEENSCLIFF 3225	\$435,000	02/02/2017

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.~~



1   1   N/A

**Rooms:** 4  
**Property Type:** First Floor Apartment  
**Land Size:** N/A sqm approx

**Agent Comments**

Contemporary first floor corner apartment with private west facing patio area. Currently leased until February 7th 2018.

**Indicative Selling Price**  
 \$525,000

**Median House Price**  
 Year ending June 2017: \$840,000

## Comparable Properties



**5/21-23 Hesse St QUEENSCLIFF 3225 (VG)**

Agent Comments

2   -   -

**Price:** \$515,000  
**Method:** Sale  
**Date:** 18/04/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**7/9 Symonds St QUEENSCLIFF 3225 (REI)**

Agent Comments

2   1   1

**Price:** \$476,500  
**Method:** Private Sale  
**Date:** 11/08/2017  
**Rooms:** 4  
**Property Type:** Unit



**3/9 Symonds St QUEENSCLIFF 3225 (VG)**

Agent Comments

2   -   -

**Price:** \$435,000  
**Method:** Sale  
**Date:** 02/02/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)