

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

69 Flinders Street Queenscliff

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1150,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$735,000

*House

*Unit

Suburb
or locality Queenscliff

Period - From June 2016

to May 2017

Source Corelogic

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 24 King Street Queenscliff	\$1155,000	13 April 2017
2 107 Hesse Street Queenscliff	\$1075,000	20 May 2016
3 15 Fraser Street Queenscliff	\$1425,000	11 July 2016

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.