

# 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

2 Hobson Street, Queenscliff Vic 3225

### Indicative selling price

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

Single price \$2,495,000

### Median sale price

Median price \$974,288

Property Type House

Suburb Queenscliff

Period - From 01/01/2020

to 31/12/2020

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	8 Crows Nest PI QUEENSCLIFF 3225	\$2,500,000	23/01/2020
2			
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:

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**Indicative Selling Price**

\$2,495,000

**Median House Price**

Year ending December 2020: \$974,288



**Property Type:** House (Previously

Occupied - Detached)

**Land Size:** 1074 sqm approx

**Agent Comments**

Grande, elegant and booming with personality, this Queenscliff property provides a unique opportunity. Waiting for you to call it your own, this property offers an ideal space for a business or office, retail shop, a holiday rental, or a beautiful seaside residence.

## Comparable Properties



**8 Crows Nest PI QUEENSCLIFF 3225 (REI/VG)** Agent Comments



**Price:** \$2,500,000

**Method:** Private Sale

**Date:** 23/01/2020

**Property Type:** House

**Land Size:** 504 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.