

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 and
postcode

16 Avon Street Geelong West VIC 3218

Indicative selling price

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

Single Price

\$500,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$664,500

Property type

House

Suburb

Geelong West

Period-from

01 Apr 2019

to

31 Mar 2020

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

44 Trigg Street Geelong West VIC 3218	\$500,000	04-Dec-18
36 McDougall Street Geelong West VIC 3218	\$499,000	17-Apr-19
26 Avon Street Geelong West VIC 3218	\$490,000	01-Dec-18

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: 22 April 2020



44 Trigg Street Geelong West VIC 3218

Sold Price

\$500,000

Sold Date

04-Dec-18

 2  2  2

Distance

0.86km



36 McDougall Street Geelong West VIC 3218

Sold Price

\$499,000

Sold Date

17-Apr-19

 2  1  1

Distance

0.35km



26 Avon Street Geelong West VIC 3218

Sold Price

\$490,000

Sold Date

01-Dec-18

 3  1  -

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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