

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

203 Garden Street East Geelong VIC 3219

Indicative selling price

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

Single Price

\$675,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

East Geelong

Period-from

01 Jul 2019

to

30 Jun 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

201 Garden Street East Geelong VIC 3219	\$650,000	23-Jul-19
109 Carr Street East Geelong VIC 3219	\$517,500	21-Apr-19
25 Martin Street East Geelong VIC 3219	\$660,000	17-Sep-19

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: 06 July 2020



201 Garden Street East Geelong VIC 3219 Sold Price **\$650,000** Sold Date **23-Jul-19**

 3  1  2

Distance **0.02km**



109 Carr Street East Geelong VIC 3219 Sold Price **\$517,500** Sold Date **21-Apr-19**

 3  2  2

Distance **0.12km**



25 Martin Street East Geelong VIC 3219 Sold Price **\$660,000** Sold Date **17-Sep-19**

 2  1  4

Distance **0.33km**

RS = Recent sale UN = Undisclosed Sale

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