

## 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

712/10 Bellerine Street Geelong VIC 3220
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### Indicative selling price

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

Single Price 

\$550,000
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 or range between 

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 & 

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### Median sale price

(\*Delete house or unit as applicable)

Median Price 

\$672,000
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 Property type 

Unit
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 Suburb 

Geelong
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Period-from 

01 Sep 2020
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 to 

31 Aug 2021
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 Source 

Corelogic
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### 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
9/50 Eastern Beach Road Geelong VIC 3220	\$624,999	10-Jun-20
403/18 Cavendish Street Geelong VIC 3220	\$600,000	13-Feb-21
901/100 Western Beach Road Geelong VIC 3220	\$560,000	21-Dec-20

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: 09 September 2021



**9/50 Eastern Beach Road Geelong VIC 3220** Sold Price **\$624,999** Sold Date **10-Jun-20**  
 Distance **0.45km**

 1  1  1



**403/18 Cavendish Street Geelong VIC 3220** Sold Price **\$600,000** Sold Date **13-Feb-21**  
 Distance **0.98km**

 1  1  1



**901/100 Western Beach Road Geelong VIC 3220** Sold Price **\$560,000** Sold Date **21-Dec-20**  
 Distance **0.55km**

 1  1  1

RS = Recent sale      UN = Undisclosed Sale

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