

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

112/6 Eastern Beach Road, Geelong Vic 3220

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$419,000 & \$449,000

Median sale price

Median price \$637,500 Property Type Unit Suburb Geelong

Period - From 10/06/2020 to 09/06/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	8/6 Eastern Beach Rd GEELONG 3220	\$424,000	12/01/2021
2	2/146 Bellerine St GEELONG 3220	\$447,000	22/01/2021
3	711/10 Bellerine St GEELONG 3220	\$480,000	19/01/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 10/06/2021 09:35



Property Type: Apartment

Agent Comments

Comparable Properties

8/6 Eastern Beach Rd GEELONG 3220 (VG)

Agent Comments



Price: \$424,000

Method: Sale

Date: 12/01/2021

Property Type: Flat/Unit/Apartment (Res)

2/146 Bellerine St GEELONG 3220 (VG)

Agent Comments



Price: \$447,000

Method: Sale

Date: 22/01/2021

Property Type: Strata Unit/Flat

711/10 Bellerine St GEELONG 3220 (VG)

Agent Comments



Price: \$480,000

Method: Sale

Date: 19/01/2021

Property Type: Flat/Unit/Apartment (Res)