

# 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 6/118 Isabella Street, Geelong West Vic 3218  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$489,000 & \$529,000

### Median sale price

Median price \$607,500 Property Type Unit Suburb Geelong West

Period - From 01/01/2022 to 31/12/2022 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 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
1	2/15 Bostock Av MANIFOLD HEIGHTS 3218	\$515,000	22/04/2022
2	5/45 Collins St GEELONG WEST 3218	\$510,000	08/08/2022
3	6/17 Lascelles Av MANIFOLD HEIGHTS 3218	\$500,000	28/04/2022

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: 03/03/2023 16:06



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**2/15 Bostock Av MANIFOLD HEIGHTS 3218 (REI/VG)**

Agent Comments



**Price:** \$515,000

**Method:** Private Sale

**Date:** 22/04/2022

**Property Type:** Unit



**5/45 Collins St GEELONG WEST 3218 (VG)**

Agent Comments



**Price:** \$510,000

**Method:** Sale

**Date:** 08/08/2022

**Property Type:** Flat/Unit/Apartment (Res)



**6/17 Lascelles Av MANIFOLD HEIGHTS 3218 (VG)**

Agent Comments



**Price:** \$500,000

**Method:** Sale

**Date:** 28/04/2022

**Property Type:** Flat/Unit/Apartment (Res)