# 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

5 Gurr Street East Geelong VIC 3219

### Indicative selling price

Period-from

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

Single Price			or range \$1,650,000 between		\$1,750,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$800,000	Property type	House	Suburb	East Geelong			

30 Apr 2021

Source

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

01 May 2020

**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.

to

Address of comparable property	Price	Date of sale	
351 Ryrie Street Geelong VIC 3220	\$1,800,000	26-Apr-20	
153 Bellerine Street Geelong VIC 3220	\$1,680,000	06-Oct-20	
77 Maud Street Geelong VIC 3220	\$1,640,000	22-Jul-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: 28 May 2021



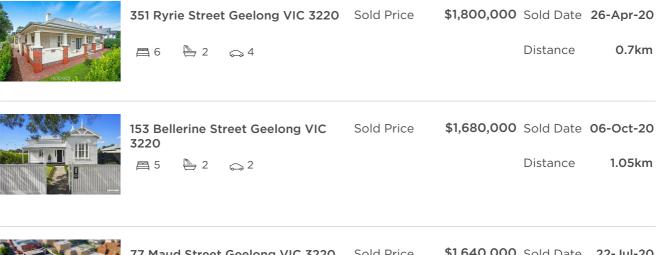
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consumer.vic.gov.au



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77 Maud St	reet Geelo	ng VIC 3220	Sold Price	\$1,640,000	Sold Date	22-Jul-20
酉 3 🖕	2 🞧 4				Distance	1.19km

#### RS = Recent sale UN = Undisclosed Sale

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