

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 or
locality and postcode

7/3 Ann Street, Geelong West Vic 3218

Indicative selling price

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

Range between \$389,000 & \$425,000

Median sale price

Median price \$419,750

Property Type Unit

Suburb Geelong West

Period - From 22/03/2022

to 21/03/2023

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	1/126 Weller St GEELONG WEST 3218	\$396,000	03/02/2023
2	8/19 Candover St GEELONG WEST 3218	\$381,200	19/01/2023
3	6/3 Ann St GEELONG WEST 3218	\$358,000	15/11/2022

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:

22/03/2023 11:01



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$389,000 - \$425,000

Median Unit Price
22/03/2022 - 21/03/2023: \$419,750

Comparable Properties

1/126 Weller St GEELONG WEST 3218 (VG)

Agent Comments

1 - -

Price: \$396,000
Method: Sale
Date: 03/02/2023
Property Type: Flat/Unit/Apartment (Res)



8/19 Candover St GEELONG WEST 3218 (REI)

Agent Comments

1 1 1

Price: \$381,200
Method: Private Sale
Date: 19/01/2023
Property Type: Unit



6/3 Ann St GEELONG WEST 3218 (VG)

Agent Comments

1 - -

Price: \$358,000
Method: Sale
Date: 15/11/2022
Property Type: Strata Unit/Flat