hockingstuart

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



290 BELLERINE STREET, SOUTH

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Indicative Selling Price For the meaning of this price see consumer.vic.au/underquoting Single Price: \$629,000

MEDIAN SALE PRICE



SOUTH GEELONG, VIC, 3220

Suburb Median Sale Price (House)

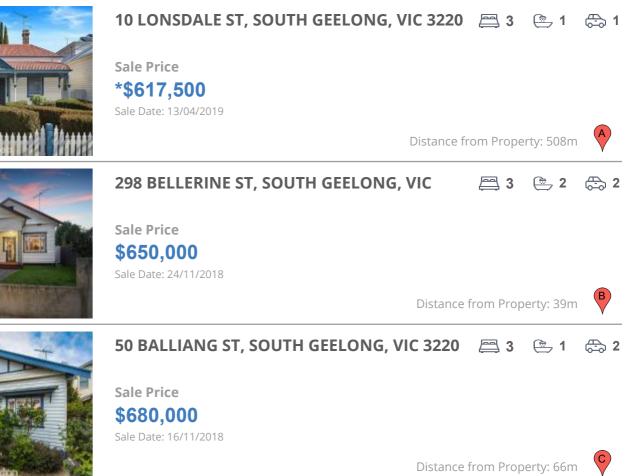
\$680,000

01 April 2018 to 31 March 2019

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



This report has been compiled on 18/06/2019 by Hockingstuart Geelong. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

290 BELLERINE STREET, SOUTH GEELONG, VIC 3220

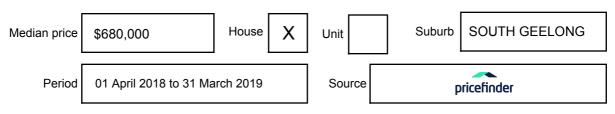
Indicative selling price

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

Single Price:

\$629,000

Median sale price



Comparable property sales

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
10 LONSDALE ST, SOUTH GEELONG, VIC 3220	*\$617,500	13/04/2019
298 BELLERINE ST, SOUTH GEELONG, VIC 3220	\$650,000	24/11/2018
50 BALLIANG ST, SOUTH GEELONG, VIC 3220	\$680,000	16/11/2018

