

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

191 Garden Street, East Geelong Vic 3219

Indicative selling price

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

Range between

\$580,000

&

\$635,000

Median sale price

Median price

\$845,000

Property Type

House

Suburb

East Geelong

Period - From

01/01/2021

to

31/03/2021

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	2/50 Boundary Rd EAST GEELONG 3219	\$710,000	18/05/2021
2	2/75 Swanston St GEELONG 3220	\$630,000	30/03/2021
3	1/65 Fyans St SOUTH GEELONG 3220	\$531,000	27/01/2021

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:

05/07/2021 14:19



Rooms: 4

Property Type: Townhouse (Single)

Land Size: 354 sqm approx

Agent Comments

Comparable Properties



2/50 Boundary Rd EAST GEELONG 3219 (REI/VG)

Agent Comments



Price: \$710,000

Method: Private Sale

Date: 18/05/2021

Property Type: Townhouse (Single)

Land Size: 231 sqm approx

2/75 Swanston St GEELONG 3220 (VG)

Agent Comments



Price: \$630,000

Method: Sale

Date: 30/03/2021

Property Type: Flat/Unit/Apartment (Res)

1/65 Fyans St SOUTH GEELONG 3220 (VG)

Agent Comments



Price: \$531,000

Method: Sale

Date: 27/01/2021

Property Type: Flat/Unit/Apartment (Res)