

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

21 ISABELLA STREET GEELONG WEST VIC 3218

Indicative selling price

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

Single Price

or range
between

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$982,500

Property type

House

Suburb

Geelong West

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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

50 COLLINS STREET GEELONG WEST VIC 3218	\$993,500	08-Oct-22
75 SKENE STREET NEWTOWN VIC 3220	\$1,000,000	09-Nov-21
29 TOYNE AVENUE HAMLYN HEIGHTS VIC 3215	\$945,000	29-Mar-23

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: 04 April 2023



**50 COLLINS STREET GEELONG
WEST VIC 3218**

3 2 3

Sold Price

\$993,500

Sold Date

08-Oct-22

Distance

0.35km



**75 SKENE STREET NEWTOWN VIC
3220**

4 1 -

Sold Price

\$1,000,000

Sold Date

09-Nov-21

Distance

1.63km



**29 TOYNE AVENUE HAMLYN
HEIGHTS VIC 3215**

4 2 5

Sold Price

^{RS}**\$945,000**

Sold Date

29-Mar-23

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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