

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



202/372 GEELONG ROAD, WEST







Indicative Selling Price

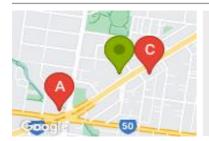
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$360,000

Provided by: Jasmine Alusoska , Ray White Seddon

MEDIAN SALE PRICE



WEST FOOTSCRAY, VIC, 3012

Suburb Median Sale Price (Unit)

\$545,500

01 October 2022 to 30 September 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



208/432 GEELONG RD, WEST FOOTSCRAY, VIC 🕮 2 🕒 1 🚓 1







Sale Price

\$355,000

Sale Date: 05/10/2023

Distance from Property: 471m





106/372 GEELONG RD, WEST FOOTSCRAY, VIC 🕮 2 🕒 1







Sale Price

\$340,000

Sale Date: 23/09/2023

Distance from Property: 0m





10/361 GEELONG RD, KINGSVILLE, VIC 3012







Sale Price

\$365.000

Sale Date: 14/06/2023

Distance from Property: 195m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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 in 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				

202/372 GEELONG ROAD, WEST FOOTSCRAY, VIC 3012

Indicative selling price

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

Single Price:	\$360,000
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Median sale price

Median price	\$545,500	Property type	Unit	Suburb	WEST FOOTSCRAY
Period	01 October 2022 to 30 2023	Source	p	ricefinder	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
208/432 GEELONG RD, WEST FOOTSCRAY, VIC 3012	\$355,000	05/10/2023
106/372 GEELONG RD, WEST FOOTSCRAY, VIC 3012	\$340,000	23/09/2023
10/361 GEELONG RD, KINGSVILLE, VIC 3012	\$365,000	14/06/2023

This Statement of Information was prepared on:

04/12/2023

