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## 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

1/126 WELLER 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

\$379,000

&

\$398,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$977,500

Property type

Other

Suburb

Geelong West

Period-from

01 Jan 2022

to

31 Dec 2022

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

1/30 ALBERT STREET GEELONG WEST VIC 3218	\$395,000	16-Sep-22
6/3 ANN STREET GEELONG WEST VIC 3218	\$358,000	15-Nov-22
8/19 CANDOVER STREET GEELONG WEST VIC 3218	\$381,200	19-Jan-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: 30 January 2023



## 1/30 ALBERT STREET GEELONG WEST VIC 3218

1 1 1

Sold Price **\$395,000** Sold Date **16-Sep-22**

Distance **0.12km**



## 6/3 ANN STREET GEELONG WEST VIC 3218

1 1 1

Sold Price **\$358,000** Sold Date **15-Nov-22**

Distance **0.58km**



## 8/19 CANDOVER STREET GEELONG WEST VIC 3218

1 1 1

Sold Price <sup>RS</sup> **\$381,200** Sold Date **19-Jan-23**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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