

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

1 Hendrina Street, Charlemont Vic 3217

Indicative selling price

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

Range between

\$630,000

&

\$690,000

Median sale price

Median price

\$642,500

Property Type

House

Suburb

Charlemont

Period - From

11/02/2021

to

10/02/2022

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	14 Norton Pde CHARLEMONT 3217	\$675,000	14/08/2021
2	12 Baratheon Rd CHARLEMONT 3217	\$670,000	30/11/2021
3	229 Bailey St GROVEDALE 3216	\$655,000	13/09/2021

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:

11/02/2022 16:38

1 Hendrina Street, Charlemont Vic 3217

GEELONG
RESIDENTIAL

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Indicative Selling Price

\$630,000 - \$690,000

Median House Price

11/02/2021 - 10/02/2022: \$642,500



Property Type: Land

Agent Comments

Comparable Properties

14 Norton Pde CHARLEMONT 3217 (VG)

Agent Comments



Price: \$675,000

Method: Sale

Date: 14/08/2021

Property Type: House (Res)

Land Size: 396 sqm approx

12 Baratheon Rd CHARLEMONT 3217 (VG)

Agent Comments



Price: \$670,000

Method: Sale

Date: 30/11/2021

Property Type: House (Res)

Land Size: 352 sqm approx



229 Bailey St GROVEDALE 3216 (VG)

Agent Comments



Price: \$655,000

Method: Sale

Date: 13/09/2021

Property Type: House (Res)

Land Size: 373 sqm approx

Account - Geelong Commercial Real Estate | P: 03 5221 6488



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