

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4601/4 YARRA STREET, GEELONG, VIC

1 1 1

Indicative Selling Price

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

Single Price: \$449,000

MEDIAN SALE PRICE



GEELONG, VIC, 3220

Suburb Median Sale Price (Unit)

\$516,000

01 April 2016 to 31 March 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



501/100 WESTERN BEACH RD, GEELONG, VIC

2 1 1

Sale Price

\$470,000

Sale Date: 09/01/2017

Distance from Property: 278m



4/4 ROCK OCASHEL LANE, GEELONG, VIC 3220

2 2 1

Sale Price

\$455,150

Sale Date: 26/08/2016

Distance from Property: 496m



302/8 MCLARTY PL, GEELONG, VIC 3220

2 1 1

Sale Price

\$470,000

Sale Date: 07/03/2016

Distance from Property: 471m



This report has been compiled on 21/06/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4601/4 YARRA STREET, GEELONG, VIC 3220

Indicative selling price

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

Single Price:

\$449,000

Median sale price

Median price

\$516,000

House

Unit

X


Suburb

GEELONG

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
501/100 WESTERN BEACH RD, GEELONG, VIC 3220	\$470,000	09/01/2017
4/4 ROCK OCASHEL LANE, GEELONG, VIC 3220	\$455,150	26/08/2016
302/8 MCLARTY PL, GEELONG, VIC 3220	\$470,000	07/03/2016