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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

2/126 WELLER STREET GEELONG WEST VIC 3218

### Indicative selling price

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

Single Price

\$369,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$975,000

Property type

Other

Suburb

Geelong West

Period-from

01 Jun 2022

to

31 May 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

3/126 WELLER STREET GEELONG WEST VIC 3218	\$396,000	17-May-23
1/126 WELLER STREET GEELONG WEST VIC 3218	\$396,000	03-Feb-23
8/19 CANDOVER STREET GEELONG WEST VIC 3218	\$381,200	20-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: 24 June 2023



## 3/126 WELLER STREET GEELONG WEST VIC 3218

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Sold Price

\$396,000

Sold Date **17-May-23**

Distance **0km**



## 1/126 WELLER STREET GEELONG WEST VIC 3218

1 
 1 
 1

Sold Price

\$396,000

Sold Date **03-Feb-23**

Distance **0km**



## 8/19 CANDOVER STREET GEELONG WEST VIC 3218

1 
 1 
 1

Sold Price

\$381,200

Sold Date **20-Jan-23**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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