## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for:	sale
IIODGILV	Ullelea	101	saic

Address
Including suburb and postcode

3/21 The Esplanade Geelong VIC 3220

#### Indicative selling price

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

Single Price	\$680,000	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$630,000	Prop	erty type		Unit	Suburb	Geelong
Period-from	01 Feb 2021	to	31 Jan 2	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	
4304/4 Yarra Street Geelong VIC 3220	\$725,000	15-Jul-21	
10/61 Brougham Street Geelong VIC 3220	\$701,000	13-Nov-21	
1/4 Fitzroy Street Geelong VIC 3220	\$725,000	10-Apr-21	

#### 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: 22 February 2022





P 03 5223 2040 M 0416 164 336

 ${\sf E} \ \ david cortous@mcgrath.com.au$ 

4304/4 Yarra Street Geelong VIC 3220

Sold Price

**\$725,000** Sold Date

15-Jul-21

**=** 2

 $\triangle$  1

₾ 2

Distance

1.49km



10/61 Brougham Street Geelong **VIC 3220** 

Sold Price

\$701,000 Sold Date 13-Nov-21

**=** 2 ₽ 2

Distance 1.41km



1/4 Fitzroy Street Geelong VIC 3220

Sold Price

\$725,000 Sold Date 10-Apr-21

**=** 2

₾ 1

\$ 1

Distance

2.14km

**RS** = Recent sale UN = Undisclosed Sale

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