

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

2/2 ABERDEEN 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

\$1,495,000

&

\$1,595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,000

Property type

Unit

Suburb

Geelong West

Period-from

01 Feb 2023

to

31 Jan 2024

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

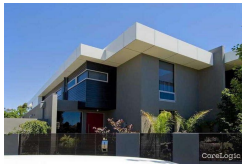
Date of sale

1/8 FERNERY GROVE NEWTOWN VIC 3220	\$1,620,000	28-Sep-23
12 RYRIE STREET GEELONG VIC 3220	\$1,430,000	04-Dec-23
66 BOND STREET NEWTOWN VIC 3220	\$1,535,000	14-Dec-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: 26 February 2024



1/8 FERNERY GROVE NEWTOWN VIC 3220

Sold Price

\$1,620,000

Sold Date

28-Sep-23



3



2



2

Distance

1.52km



12 RYRIE STREET GEELONG VIC 3220

Sold Price

\$1,430,000

Sold Date

04-Dec-23



4



3



3

Distance

0.16km



66 BOND STREET NEWTOWN VIC 3220

Sold Price

\$1,535,000

Sold Date

14-Dec-23



3



3



1

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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