

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

9/42-46 Britannia 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

\$629,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Geelong West

Period-from

01 Jan 2020

to

31 Dec 2020

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

1B Raven Street Geelong West VIC 3218	\$610,500	04-Nov-20
2/96 West Fyans Street Newtown VIC 3220	\$612,000	14-Oct-19
42B Shackleton Street Belmont VIC 3216	\$665,000	24-Aug-19

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: 28 January 2021



1B Raven Street Geelong West VIC 3218

Sold Price

\$610,500

Sold Date **04-Nov-20**

 2  2  1

Distance **0.22km**



2/96 West Fyans Street Newtown VIC 3220

Sold Price

\$612,000

Sold Date **14-Oct-19**

 2  2  1

Distance **2.8km**



42B Shackleton Street Belmont VIC 3216

Sold Price

\$665,000

Sold Date **24-Aug-19**

 2  2  1

Distance **4.37km**

RS = Recent sale

UN = Undisclosed Sale

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