

# 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

10/259 Bellerine Street, South Geelong, Vic 3220

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$799,000

&

\$878,000

### Median sale price

Median price

\$530,000

Property type

Unit

Suburb

South Geelong

Period - From

01/07/2023

to

30/06/2024

Source



### 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 eighteen 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
10 Forrest Street, Geelong, VIC 3220	\$829,000	31/01/2023
3 Lonsdale Street, South Geelong, VIC 3220	\$800,000	22/05/2024
11 Morrison Street, Geelong, VIC 3220	\$820,000	01/04/2023

**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 eighteen months.

This Statement of Information was prepared on: 02/07/2024