# 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

58 Sydney Parade 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	or range between	\$600,000	&	\$660,000			
Median sale price							
(*Delete house or unit as applicable)							

Median Price	\$883,500	Prope	erty type		House	Suburb	Geelong
Period-from	01 Mar 2020	to	28 Feb 2	2021	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
2 Walls Street Geelong VIC 3220	\$627,500	12-Dec-20
151 Swanston Street Geelong VIC 3220	\$701,000	27-Feb-21
23 Spring Street Geelong West VIC 3218	\$670,000	01-Oct-20

#### 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.

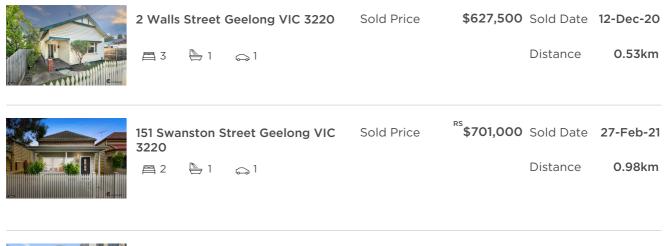
This Statement of Information was prepared on: 04 March 2021



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23 Spri 3218	ng Stree	et Geelong West VIC	Sold Price	\$670,000	Sold Date	01-Oct-20
昌 3	1	<b>⇔</b> 1			Distance	1.66km

#### RS = Recent sale UN = Undisclosed Sale

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