

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

3 Orchard Street, East Geelong

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$		OR Range between	\$ 450,000		& \$ 495,000
--------------	----	--	-------------------------	------------	--	-------------------------

Suburb house median sale price

Median price	\$ 637,000	Property Type	House	Suburb	East Geelong
--------------	------------	---------------	-------	--------	--------------

Period - From	April '19	to	June '19	Source	REIV
---------------	-----------	----	----------	--------	------

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agent and Andy Ingham consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 133 Garden Street, East Geelong	\$ 455,000	13/10/2018
2 12 Anderson Street, East Geelong	\$ 450,000	06/10/2018
3	\$	

OR

B. RT Edgar Bellarine estate agent and Andy Ingham reasonably believe 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 10th October 2019