

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

56 Waratah 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,500

Property type

House

Suburb

Geelong West

Period-from

01 Sep 2019

to

31 Aug 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

26 Coquette Street Geelong West VIC 3218	\$745,000	10-Jul-19
43 Preston Street Geelong West VIC 3218	\$845,000	22-Jan-20
136 Aberdeen Street Geelong West VIC 3218	\$770,000	13-Mar-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: 10 September 2020



**26 Coquette Street Geelong West
VIC 3218**

Sold Price

\$745,000

Sold Date

10-Jul-19

3 1 2

Distance

0.84km



**43 Preston Street Geelong West
VIC 3218**

Sold Price

\$845,000

Sold Date

22-Jan-20

3 1 2

Distance

0.89km



**136 Aberdeen Street Geelong West
VIC 3218**

Sold Price

\$770,000

Sold Date

13-Mar-20

3 1 2

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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