

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

23 Preston 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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Geelong West

Period-from

01 Feb 2021

to

31 Jan 2022

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

15 Eureka Street Geelong West VIC 3218	\$1,520,000	09-Oct-21
9 Laira Street Geelong West VIC 3218	\$1,400,000	27-Nov-21
76 Elizabeth Street Geelong West VIC 3218	\$1,477,500	25-Sep-21

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: 03 February 2022



15 Eureka Street Geelong West VIC 3218

Sold Price

\$1,520,000

Sold Date

09-Oct-21



4



2



2

Distance

1.21km



9 Laira Street Geelong West VIC 3218

Sold Price

^{RS} **\$1,400,000**

Sold Date

27-Nov-21



3



2



2

Distance

0.96km



76 Elizabeth Street Geelong West VIC 3218

Sold Price

\$1,477,500

Sold Date

25-Sep-21



3



2



1

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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