

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

250 Kilgour Street East Geelong VIC 3219

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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,500

Property type

House

Suburb

East Geelong

Period-from

01 Jan 2021

to

31 Dec 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

13 Tully Street East Geelong VIC 3219	\$740,500	11-Dec-20
34 St Albans Road East Geelong VIC 3219	\$655,000	04-Dec-21
151 Swanston Street Geelong VIC 3220	\$701,000	27-Feb-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: 31 January 2022



13 Tully Street East Geelong VIC 3219

2 1 1

Sold Price

\$740,500

Sold Date

11-Dec-20

Distance

0.13km



34 St Albans Road East Geelong VIC 3219

2 1 1

Sold Price

^{RS} **\$655,000**

Sold Date

04-Dec-21

Distance

0.14km



151 Swanston Street Geelong VIC 3220

2 1 1

Sold Price

\$701,000

Sold Date

27-Feb-21

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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