

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/45 Collins Street, Geelong West Vic 3218

Indicative selling price

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

Range between \$449,000 & \$479,000

Median sale price

Median price

\$586,000

Property Type

Unit

Suburb

Geelong West

Period - From

16/08/2020

to

15/08/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	3/45 Shannon Av MANIFOLD HEIGHTS 3218	\$461,000	26/11/2020
2	2/21 Lawton Av GEELONG WEST 3218	\$460,000	15/12/2020
3	2/238 Latrobe Tce GEELONG WEST 3218	\$450,000	20/05/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/08/2021 17:17



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$449,000 - \$479,000

Median Unit Price
16/08/2020 - 15/08/2021: \$586,000

Comparable Properties

3/45 Shannon Av MANIFOLD HEIGHTS 3218 (VG)

Agent Comments

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Price: \$461,000
Method: Sale
Date: 26/11/2020
Property Type: Flat/Unit/Apartment (Res)



2/21 Lawton Av GEELONG WEST 3218 (VG)

Agent Comments

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Price: \$460,000
Method: Sale
Date: 15/12/2020
Property Type: Flat/Unit/Apartment (Res)



2/238 Latrobe Tce GEELONG WEST 3218 (VG)

Agent Comments

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Price: \$450,000
Method: Sale
Date: 20/05/2021
Property Type: Strata Unit/Flat