

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 or
locality and postcode

40 Anderson Street, East Geelong Vic 3219

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,000,000 Property Type House Suburb East Geelong

Period - From 01/07/2021 to 30/09/2021 Source REIV

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
1	1 Donald St EAST GEELONG 3219	\$1,209,000	17/04/2021
2	1 Donald St EAST GEELONG 3219	\$1,000,000	25/10/2021
3	14 Connor St EAST GEELONG 3219	\$1,000,000	21/08/2021

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:

31/10/2021 22:13



4 1 1

Rooms: 6

Property Type: House (Res)

Land Size: 419 sqm approx

Agent Comments

Comparable Properties



1 Donald St EAST GEELONG 3219 (REI/VG)

Agent Comments

4 2 2

Price: \$1,209,000

Method: Auction Sale

Date: 17/04/2021

Property Type: House (Res)

Land Size: 490 sqm approx

1 Donald St EAST GEELONG 3219

Agent Comments

5 2 1

Price: \$1,100,000

Method: Sale

Date: 25/10/2021 **Property**

Type: House (Res) **Land**

Size: 408 sqm approx

14 Connor St EAST GEELONG 3219 (REI)

Agent Comments

4 1 3

Price: \$1,000,000

Method: Sold Before Auction

Date: 21/08/2021

Property Type: House