

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

4/42-44 Park Crescent, South Geelong Vic 3220

Indicative selling price

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

Range between

\$410,000

&

\$450,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

South Geelong

Period - From

26/08/2020

to

25/08/2021

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	5/24 Percy St NEWTOWN 3220	\$490,000	19/04/2021
2	2/238 Latrobe Tce GEELONG WEST 3218	\$450,000	20/05/2021
3	7/428 Latrobe Tce NEWTOWN 3220	\$401,000	03/03/2021

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:

26/08/2021 14:29

4/42-44 Park Crescent, South Geelong Vic 3220

GEELONG
RESIDENTIAL

Patrick Richards

03 5221 6488

0402 485 121

patrick@geelongresidential.com.au

Indicative Selling Price

\$410,000 - \$450,000

Median House Price

26/08/2020 - 25/08/2021: \$950,000



Property Type: Unit

Agent Comments

Comparable Properties



5/24 Percy St NEWTOWN 3220 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 19/04/2021

Property Type: Unit

Land Size: 182 sqm approx



2/238 Latrobe Tce GEELONG WEST 3218 (VG) Agent Comments



Price: \$450,000

Method: Sale

Date: 20/05/2021

Property Type: Strata Unit/Flat



7/428 Latrobe Tce NEWTOWN 3220 (REI/VG) Agent Comments



Price: \$401,000

Method: Private Sale

Date: 03/03/2021

Property Type: Townhouse (Single)

Land Size: 149 sqm approx

Account - Geelong Commercial Real Estate | P: 03 5221 6488



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.