Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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

Indicative selling price

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

Median sale price

Median price	\$950,000	Pro	perty 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

Add	dress 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

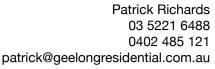
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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







Indicative Selling Price \$410,000 - \$450,000 **Median House Price** 26/08/2020 - 25/08/2021: \$950,000





Comparable Properties



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

Price: \$490,000 Method: Private Sale Date: 19/04/2021 Property Type: Unit

Land Size: 182 sqm approx

Agent Comments



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

-2





Price: \$450,000 Method: Sale Date: 20/05/2021

Price: \$401,000

Property Type: Strata Unit/Flat



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

-- 2

Method: Private Sale Date: 03/03/2021 Property Type: Townhouse (Single)

Land Size: 149 sqm approx

Agent Comments

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



