

STATEMENT OF INFORMATION

26 ALEXANDRA AVENUE, GEELONG, VIC 3220

PREPARED BY GINA POPOWICZ, PRIME REAL ESTATE, PHONE: 0418 594 442



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 ALEXANDRA AVENUE, GEELONG,

2 1 1

Indicative Selling Price

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

Price Range: \$759,000 to \$799,000

Provided by: Gina Popowicz, Prime Real Estate

MEDIAN SALE PRICE



GEELONG, VIC, 3220

Suburb Median Sale Price (House)

01 January 2022 to 31 December 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



152 KILGOUR ST, GEELONG, VIC 3220

2 1 1

Sale Price

\$770,000

Sale Date: 02/03/2022

Distance from Property: 1.1km



11 CARR ST, GEELONG, VIC 3220

3 1 2

Sale Price

\$775,000

Sale Date: 04/11/2022

Distance from Property: 1.4km



245 BELLERINE ST, GEELONG, VIC 3220

3 1 2

Sale Price

\$752,500

Sale Date: 20/07/2022

Distance from Property: 1.3km



This report has been compiled on 19/01/2023 by Prime Real Estate. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

26 ALEXANDRA AVENUE, GEELONG, VIC 3220

Indicative selling price

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

Price Range:

\$759,000 to \$799,000

Median sale price

Median price

Property type

House

Suburb

GEELONG

Period

01 January 2022 to 31 December 2022

Source

pricefinder

Comparable property sales

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

Price

Date of sale

152 KILGOUR ST, GEELONG, VIC 3220	\$770,000	02/03/2022
11 CARR ST, GEELONG, VIC 3220	\$775,000	04/11/2022
245 BELLERINE ST, GEELONG, VIC 3220	\$752,500	20/07/2022

This Statement of Information was prepared

19/01/2023