# hockingstuart

### STATEMENT OF INFORMATION

24 ST ALBANS ROAD, EAST GEELONG, VIC 3219 NO\_PREPARED\_BY

## hockingstuart

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 24 ST ALBANS ROAD, EAST GEELONG,







**Indicative Selling Price** 

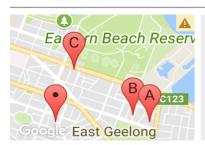
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$525,000 to \$549,000

Provided by: Caroline Barnett, Hocking Stuart Geelong

#### **MEDIAN SALE PRICE**



#### **EAST GEELONG, VIC, 3219**

**Suburb Median Sale Price (House)** 

\$545,000

01 April 2017 to 30 September 2017

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.



#### 16 BENDLE ST, EAST GEELONG, VIC 3219







Sale Price

\*\$520,000

Sale Date: 09/09/2017

Distance from Property: 1.2km





#### 14 PATERSON ST, EAST GEELONG, VIC 3219







Sale Price

\$531,000

Sale Date: 03/06/2017

Distance from Property: 1km





396 RYRIE ST, EAST GEELONG, VIC 3219







**Sale Price** 

\$520,000

Sale Date: 22/04/2017

Distance from Property: 792m



#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode	24 ST ALBANS ROAD, EAST GEELONG, VIC 3219
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#### Indicative selling price

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

Price Range: \$525,000 to \$549,000

#### Median sale price

Median price	\$545,000	House	Х	Unit	Suburb	EAST GEELONG
Period	01 April 2017 to 30 September 2017		Source	p	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 property	Price	Date of sale
16 BENDLE ST, EAST GEELONG, VIC 3219	*\$520,000	09/09/2017
14 PATERSON ST, EAST GEELONG, VIC 3219	\$531,000	03/06/2017
396 RYRIE ST, EAST GEELONG, VIC 3219	\$520,000	22/04/2017