



STATEMENT OF INFORMATION

24 ST ALBANS ROAD, EAST GEELONG, VIC 3219

NO_PREPARED_BY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 ST ALBANS ROAD, EAST GEELONG,

3 1 1

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

3 1 3

Sale Price

***\$520,000**

Sale Date: 09/09/2017

Distance from Property: 1.2km



14 PATERSON ST, EAST GEELONG, VIC 3219

3 1 2

Sale Price

\$531,000

Sale Date: 03/06/2017

Distance from Property: 1km



396 RYRIE ST, EAST GEELONG, VIC 3219

3 1 2

Sale Price

\$520,000

Sale Date: 22/04/2017

Distance from Property: 792m



This report has been compiled on 23/10/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

24 ST ALBANS ROAD, EAST GEELONG, VIC 3219

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

X

Unit


Suburb

EAST GEELONG

Period

01 April 2017 to 30 September 2017

Source



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