

STATEMENT OF INFORMATION

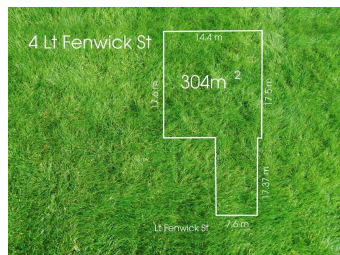
4 LITTLE FENWICK STREET, GEELONG, VIC 3220

PREPARED BY JASON BARNETT AREI, BARNETT REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 LITTLE FENWICK STREET, GEELONG,

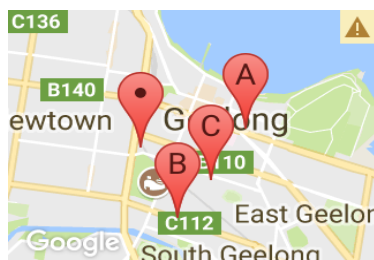
Indicative Selling Price

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

Price Range: **\$230,000 to \$250,000**

Provided by: Jason Barnett AREI, Barnett Real Estate

MEDIAN SALE PRICE



GEELONG, VIC, 3220

Suburb Median Sale Price (House)

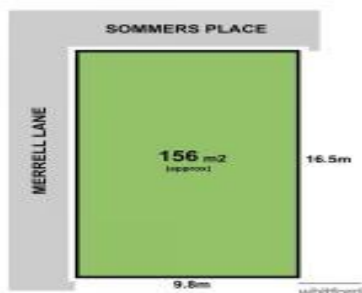
\$627,500

01 July 2016 to 30 June 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.



7 MERRELL LANE, GEELONG, VIC 3220

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Sale Price

\$270,000

Sale Date: 31/01/2017

Distance from Property: 1.4km



87 FYANS ST, SOUTH GEELONG, VIC 3220

 3 2 2

Sale Price

***\$195,000**

Sale Date: 10/04/2017

Distance from Property: 1.1km



8 STRINGERS LANE, GEELONG, VIC 3220

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Sale Price

\$275,000

Sale Date: 26/04/2017

Distance from Property: 1km



This report has been compiled on 12/07/2017 by Barnett Real Estate. 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

4 LITTLE FENWICK STREET, GEELONG, VIC 3220

Indicative selling price

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

Price Range:

\$230,000 to \$250,000

Median sale price

Median price

\$627,500

House

Unit


Suburb

GEELONG

Period

01 July 2016 to 30 June 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
7 MERRELL LANE, GEELONG, VIC 3220	\$270,000	31/01/2017
87 FYANS ST, SOUTH GEELONG, VIC 3220	*\$195,000	10/04/2017
8 STRINGERS LANE, GEELONG, VIC 3220	\$275,000	26/04/2017