

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

402/120 BROUGHAM STREET GEELONG VIC 3220

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Geelong

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

2401/2 YARRA STREET GEELONG VIC 3220	\$1,560,000	03-Mar-22
206/100 WESTERN BEACH ROAD GEELONG VIC 3220	\$1,670,000	22-Oct-21
205/110 BROUGHAM STREET GEELONG VIC 3220	\$1,475,000	26-Aug-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 19 April 2023


**2401/2 YARRA STREET GEELONG
VIC 3220**

Sold Price

\$1,560,000

Sold Date

03-Mar-22


2



2



2

Distance

0.26km

**206/100 WESTERN BEACH ROAD
GEELONG VIC 3220**

Sold Price

\$1,670,000

Sold Date

22-Oct-21


3



3



2

Distance

0.52km

**205/110 BROUGHAM STREET
GEELONG VIC 3220**

Sold Price

\$1,475,000

Sold Date

26-Aug-22


3



2



2

Distance

0.05km
RS = Recent sale

UN = Undisclosed Sale

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