

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/35 FYANS STREET, SOUTH GEELONG,

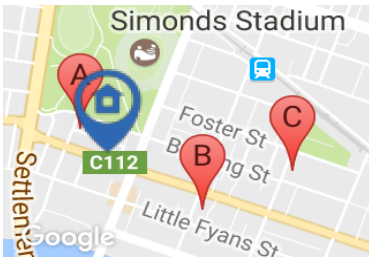
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Indicative Selling Price

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

\$599,000

SUBURB MEDIAN



SOUTH GEELONG, VIC, 3220

Suburb Median Sale Price (House)

\$442,500

01 April 2016 to 31 March 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.



5 HOPKINS ST, SOUTH GEELONG, VIC 3220

3 2 2

Sale Price

\$640,000

Sale Date: 29/11/2016

Distance from Property: 122m



407 YARRA ST, SOUTH GEELONG, VIC 3220

3 2 2

Sale Price

\$620,500

Sale Date: 07/09/2016

Distance from Property: 370m



273 BELLERINE ST, SOUTH GEELONG, VIC

4 2 2

Sale Price

\$598,000

Sale Date: 01/07/2016

Distance from Property: 605m



This report has been compiled on 29/05/2017 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

1/35 FYANS STREET, SOUTH GEELONG, VIC 3220

Indicative selling price

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

Single Price / Range

\$599,000

Median sale price

Median price

\$442,500

House

X

Unit

Suburb

SOUTH GEELONG

Period

01 April 2016 to 31 March 2017

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 property	Price	Date of sale
5 HOPKINS ST, SOUTH GEELONG, VIC 3220	\$640,000	29/11/2016
407 YARRA ST, SOUTH GEELONG, VIC 3220	\$620,500	07/09/2016
273 BELLERINE ST, SOUTH GEELONG, VIC 3220	\$598,000	01/07/2016