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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

3/126 WELLER STREET GEELONG WEST VIC 3218

Indicative selling price

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

Single Price

or range
between

\$379,000

&

\$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

Other

Suburb

Geelong West

Period-from

01 May 2022

to

30 Apr 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

1/30 ALBERT STREET GEELONG WEST VIC 3218	\$395,000	16-Sep-22
6/3 ANN STREET GEELONG WEST VIC 3218	\$358,000	15-Nov-22
8/19 CANDOVER STREET GEELONG WEST VIC 3218	\$381,200	20-Jan-23

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: 02 May 2023



1/30 ALBERT STREET GEELONG WEST VIC 3218

Sold Price

\$395,000

Sold Date

16-Sep-22

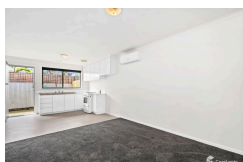
1

1

1

Distance

0.12km



6/3 ANN STREET GEELONG WEST VIC 3218

Sold Price

\$358,000

Sold Date

15-Nov-22

1

1

1

Distance

0.58km



8/19 CANDOVER STREET GEELONG WEST VIC 3218

Sold Price

\$381,200

Sold Date

20-Jan-23

1

1

1

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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