

# 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 or  
locality and postcode

25 Spring Street, Geelong West Vic 3218

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$649,000

&

\$713,000

### Median sale price

Median price \$680,500

Property Type Unit

Suburb Geelong West

Period - From 01/01/2020

to 31/12/2020

Source REIV

### 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	2/36 Mckillop St GEELONG 3220	\$745,000	04/11/2020
2	47a Albert St GEELONG WEST 3218	\$720,000	16/12/2020
3	2/110 Weller St GEELONG WEST 3218	\$650,000	07/08/2020

**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:

01/03/2021 21:58



3 2 1

**Property Type:** Townhouse (Res)

**Land Size:** 175 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$649,000 - \$713,000

**Median Unit Price**

Year ending December 2020: \$680,500

## Comparable Properties



**2/36 Mckillop St GEELONG 3220 (VG)**

**Agent Comments**

3 2 2

**Price:** \$745,000

**Method:** Sale

**Date:** 04/11/2020

**Property Type:** Flat/Unit/Apartment (Res)

**47a Albert St GEELONG WEST 3218 (REI)**

**Agent Comments**

3 2 2

**Price:** \$720,000

**Method:** Private Sale

**Date:** 16/12/2020

**Rooms:** 7

**Property Type:** Townhouse (Res)

**Land Size:**

**2/110 Weller St GEELONG WEST 3218 (VG)**

**Agent Comments**

2 2 1

**Price:** \$650,000

**Method:** Sale

**Date:** 07/08/2020

**Property Type:** House (Res)

**Land Size:**