

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

1/43 Church Street, Geelong West Vic 3218

Indicative selling price

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

Range between \$365,000 & \$400,000

Median sale price

Median price \$697,500

Property Type Unit

Suburb Geelong West

Period - From 01/10/2021

to 31/12/2021

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	4/45 Collins St GEELONG WEST 3218	\$460,000	23/09/2021
2	3/40 Britannia St GEELONG WEST 3218	\$360,000	03/02/2021
3	5/25 Clarence St GEELONG WEST 3218	\$320,000	01/03/2021

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:

09/04/2022 22:32



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



4/45 Collins St GEELONG WEST 3218 (REI/VG) Agent Comments

2 1 1

Price: \$460,000

Method: Private Sale

Date: 23/09/2021

Property Type: Unit

Land Size: 101 sqm approx



3/40 Britannia St GEELONG WEST 3218 (VG) Agent Comments

2 - -

Price: \$360,000

Method: Sale

Date: 03/02/2021

Property Type: Flat/Unit/Apartment (Res)

5/25 Clarence St GEELONG WEST 3218 (VG) Agent Comments

2 - -

Price: \$320,000

Method: Sale

Date: 01/03/2021

Property Type: Flat/Unit/Apartment (Res)