### 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$365,000		&		\$400,000			
Median sale p	rice							
Median price	\$697,500	Pro	operty Type	Unit			Suburb	Geelong West
Period - From	01/10/2021	to	31/12/2021		So	urce	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.

Add	dress 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



# Harcourts





Property Type: Unit Agent Comments Shane King 5278 7011 0411 141 463 shane.king@harcourts.com.au

Indicative Selling Price \$365,000 - \$400,000 Median Unit Price December quarter 2021: \$697,500

## **Comparable Properties**



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



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



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



Price: \$320,000 Method: Sale Date: 01/03/2021 Property Type: Flat/Unit/Apartment (Res)

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555





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