



STATEMENT OF INFORMATION

14A WESTERN BEACH ROAD, GEELONG, VIC 3220

PREPARED BY JAKE CARNELL, HOCKING STUART GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14A WESTERN BEACH ROAD, GEELONG, 4 2 4

Indicative Selling Price

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

\$1,500,000

Provided by: Jake Carnell, Hocking Stuart Geelong

SUBURB MEDIAN



GEELONG, VIC, 3220

Suburb Median Sale Price (House)

\$658,500

01 October 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.



2 GARDEN ST, GEELONG, VIC 3220

4 2 1

Sale Price

\$1,550,000

Sale Date: 12/12/2016

Distance from Property: 2km



14 ALEXANDRA AVE, GEELONG, VIC 3220

4 2 4

Sale Price

\$1,210,000

Sale Date: 10/12/2016

Distance from Property: 1.7km



5 ALEXANDRA AVE, GEELONG, VIC 3220

4 2 2

Sale Price

\$1,300,000

Sale Date: 17/09/2016

Distance from Property: 1.7km



This report has been compiled on 22/05/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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3 FITZROY ST, GEELONG, VIC 3220

 3  2  2

Sale Price

\$1,400,000

Sale Date: 12/02/2016

Distance from Property: 1.8km



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

14A WESTERN BEACH ROAD, GEELONG, VIC 3220

Indicative selling price

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

Single Price / Range

\$1,500,000

Median sale price

Median price

\$658,500

House

X

Unit

Suburb

GEELONG

Period

01 October 2016 to 31 March 2017

Source

 pricfinder

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
2 GARDEN ST, GEELONG, VIC 3220	\$1,550,000	12/12/2016
14 ALEXANDRA AVE, GEELONG, VIC 3220	\$1,210,000	10/12/2016
5 ALEXANDRA AVE, GEELONG, VIC 3220	\$1,300,000	17/09/2016
3 FITZROY ST, GEELONG, VIC 3220	\$1,400,000	12/02/2016