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

130 ELIZABETH 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		\$1,150,000	&	\$1,250,000				
Median sale price (*Delete house or unit as applicable)											
Median Price	\$910,000	Prop	erty type	House		Suburb	Geelong West				
Period-from	01 Mar 2023	to	29 Feb 2	024	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	
102 ELIZABETH STREET GEELONG WEST VIC 3218	\$1,235,000	13-Feb-23	
48 WELLINGTON STREET GEELONG WEST VIC 3218	\$1,220,000	01-Aug-23	
14 LAWTON AVENUE GEELONG WEST VIC 3218	\$1,300,000	22-Dec-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.

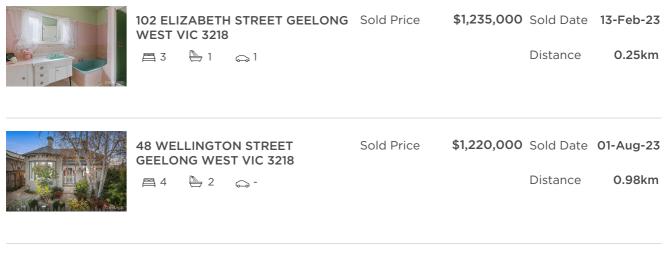
This Statement of Information was prepared on: 27 March 2024



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	14 LAWTON AVENUE GEELONG			Sold Price	\$1,300,000	Sold Date	22-Dec-23
4444		VIC 3218				Distance	0.81km

RS = Recent sale UN = Undisclosed Sale

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