

## 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

132 GARDEN STREET GEELONG VIC 3220

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,050,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,500

Property type

House

Suburb

Geelong

Period-from

01 Oct 2022

to

30 Sep 2023

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

|   |             |           |
|---|-------------|-----------|
| 221 VERNER STREET EAST GEELONG VIC 3219 | \$1,030,000 | 17-Aug-22 |
| 22 HENRY STREET GEELONG VIC 3220        | \$1,020,000 | 18-Oct-22 |
| 125 MCKILLOP STREET GEELONG VIC 3220    | \$980,000   | 13-Sep-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: 24 October 2023


**221 VERNER STREET EAST  
GEELONG VIC 3219**
 3  2  1

 Sold Price **\$1,030,000** Sold Date **17-Aug-22**

 Distance **0.48km**

**22 HENRY STREET GEELONG VIC  
3220**
 3  1  2

 Sold Price **\$1,020,000** Sold Date **18-Oct-22**

 Distance **0.39km**

**125 MCKILLOP STREET GEELONG  
VIC 3220**
 3  1  2

 Sold Price <sup>RS</sup> **\$980,000** Sold Date **13-Sep-23**

 Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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