

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 147 Elizabeth Street, Geelong West Vic 3218
Including suburb or locality and postcode

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$910,000 Property Type House Suburb Geelong West

Period - From 01/04/2023 to 31/03/2024 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	18 Lascelles Av MANIFOLD HEIGHTS 3218	\$750,000	16/01/2024
2	86 Waratah St GEELONG WEST 3218	\$745,000	28/02/2024
3	119 Elizabeth St GEELONG WEST 3218	\$723,500	30/04/2024

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: 12/06/2024 10:47



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Rooms: 5
Property Type: House (Res)
Land Size: 525 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
Year ending March 2024: \$910,000

Comparable Properties



18 Lascelles Av MANIFOLD HEIGHTS 3218 (REI/VG)

[Agent Comments](#)

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Price: \$750,000
Method: Private Sale
Date: 16/01/2024
Property Type: House
Land Size: 625 sqm approx



86 Waratah St GEELONG WEST 3218 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$745,000
Method: Private Sale
Date: 28/02/2024
Property Type: House
Land Size: 489 sqm approx



119 Elizabeth St GEELONG WEST 3218 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$723,500
Method: Private Sale
Date: 30/04/2024
Property Type: House
Land Size: 327 sqm approx

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