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

147 Elizabeth Street, Geelong West Vic 3218

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$700,000		&		\$770,000			
Median sale p	rice							
Median price	\$910,000	Pro	operty Type	Hou	se		Suburb	Geelong West
Period - From	01/04/2023	to	31/03/2024		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.

Ad	dress 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









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)



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

AS9 sam approx.

86 Waratah St GEELONG WEST 3218 (REI/VG) Agent Comments

Agent Comments

Agent Comments



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)



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

Account - Jellis Craig | P: 03 5222 7772 | F: 03 5222 7787



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