STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

202/372 GEELONG ROAD, WEST

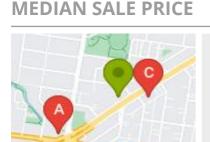
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Indicative Selling Price

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

Price Range:

Provided by: Jasmine Alusoska , Ray White Seddon



WEST FOOTSCRAY, VIC, 3012

Suburb Median Sale Price (Unit)

\$548,000

01 October 2022 to 30 September 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



208/432 GEELONG RD, WEST FOOTSCRAY, VIC 📇 2 🕒 1 🚓 1

\$350,000 to \$380,000

Sale Price \$355,000 Sale Date: 05/10/2023

Distance from Property: 471m



106/372 GEELONG RD, WEST FOOTSCRAY, VIC 🚝 2 🗁 1 😓 1

Sale Price \$340,000 Sale Date: 23/09/2023

Distance from Property: 0m

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10/361 GEELONG RD, KINGSVILLE, VIC 3012 🛛 📇 2 🔅 1

Sale Price **\$365,000**

Sale Date: 14/06/2023

Distance from Property: 195m

This report has been compiled on 15/11/2023 by Ray White Seddon. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

202/372 GEELONG ROAD, WEST FOOTSCRAY, VIC 3012

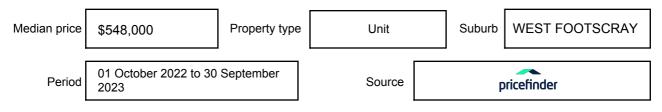
Indicative selling price

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

Price Range:

\$350,000 to \$380,000

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
208/432 GEELONG RD, WEST FOOTSCRAY, VIC 3012	\$355,000	05/10/2023
106/372 GEELONG RD, WEST FOOTSCRAY, VIC 3012	\$340,000	23/09/2023
10/361 GEELONG RD, KINGSVILLE, VIC 3012	\$365,000	14/06/2023

This Statement of Information was prepared on: 15

15/11/2023

