

# 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 306/8 Gheringhap Street, Geelong Vic 3220  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$699,000 & \$749,000

### Median sale price

Median price \$741,000 Property Type Unit Suburb Geelong

Period - From 14/12/2022 to 13/12/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

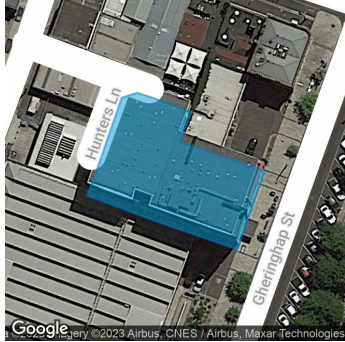
A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	606/8 Gheringhap St GEELONG 3220	\$750,000	15/03/2023
2	1206/18 Malone St GEELONG 3220	\$725,000	07/08/2023
3	505/8 Gheringhap St GEELONG 3220	\$665,000	29/11/2022

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: 14/12/2023 15:41



**Property Type:** House (Res)

**Land Size:** 773 sqm approx

**Agent Comments**

## Comparable Properties

**606/8 Gheringhap St GEELONG 3220 (REI/VG)** [Agent Comments](#)



**Price:** \$750,000

**Method:** Private Sale

**Date:** 15/03/2023

**Property Type:** Unit

**1206/18 Malone St GEELONG 3220 (REI/VG)** [Agent Comments](#)



**Price:** \$725,000

**Method:** Private Sale

**Date:** 07/08/2023

**Property Type:** Unit



**505/8 Gheringhap St GEELONG 3220 (REI/VG)** [Agent Comments](#)



**Price:** \$665,000

**Method:** Private Sale

**Date:** 29/11/2022

**Property Type:** Apartment