Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	4/11 York 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

Range between \$825,000	ķ	\$875,000
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Median sale price

Median price \$1,100,000	Property Type Unit	Suburb Geelong
Period - From 01/01/2025	to 31/03/2025	Source

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

Address of comparable property		Price	Date of sale
1	904/18 Cavendish St GEELONG 3220	\$875,000	19/10/2024
2	1/14 Coronation St GEELONG WEST 3218	\$840,000	25/03/2024
3	1706/18 Cavendish St GEELONG 3220	\$845,000	13/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	28/04/2025 10:32













Rooms: 4

Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$825,000 - \$875,000 **Median Unit Price** March quarter 2025: \$1,100,000

Comparable Properties



904/18 Cavendish St GEELONG 3220 (REI/VG)







Agent Comments

Price: \$875,000 Method: Private Sale Date: 19/10/2024 Property Type: Unit

Land Size: 85 sqm approx

1/14 Coronation St GEELONG WEST 3218 (VG)







Agent Comments

Agent Comments

Price: \$840,000 Method: Sale Date: 25/03/2024

Property Type: Flat/Unit/Apartment (Res)

1706/18 Cavendish St GEELONG 3220 (REI/VG)







Price: \$845,000 Method: Private Sale Date: 13/11/2023

Property Type: Apartment

Account - Jellis Craig | P: 03 5222 7325





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