

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 4/50 Eastern Beach Road, 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 \$599,000 & \$629,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Geelong

Period - From 01/07/2023 to 30/09/2023 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	105/146 Bellerine St GEELONG 3220	\$612,500	23/08/2022
2	112/146 Bellerine St GEELONG 3220	\$605,000	02/09/2022
3	410/146 Bellerine St GEELONG 3220	\$600,000	11/10/2022

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: 25/10/2023 11:37



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Property Type: House
Agent Comments

Indicative Selling Price
\$599,000 - \$629,000
Median Unit Price
September quarter 2023: \$655,000

Comparable Properties

105/146 Bellerine St GEELONG 3220 (VG)

Agent Comments

2 - -

Price: \$612,500
Method: Sale
Date: 23/08/2022
Property Type: Strata Unit/Flat



112/146 Bellerine St GEELONG 3220 (REI/VG)

Agent Comments

2 1 1

Price: \$605,000
Method: Private Sale
Date: 02/09/2022
Property Type: Apartment



410/146 Bellerine St GEELONG 3220 (REI/VG)

Agent Comments

2 2 1

Price: \$600,000
Method: Private Sale
Date: 11/10/2022
Property Type: Apartment

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