# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 9 Pardon Place, Geelong Vic 3220

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting |        |         |
|-----------------|-------------------|------|--------------|------|------------|------|--------|---------|
| Range betweer   | \$849,999         |      | &            |      | \$899,000  |      |        |         |
| Median sale pr  | rice              |      |              |      |            |      |        |         |
| Median price    | \$746,500         | Pro  | operty Type  | Том  | nhouse     |      | Suburb | Geelong |
| Period - From   | 15/04/2023        | to   | 14/04/2024   |      | 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.

| Add | dress of comparable property  | Price     | Date of sale |
|-----|-------------------------------|-----------|--------------|
| 1   | 2/36 Mckillop St GEELONG 3220 | \$810,000 | 17/05/2023   |
| 2   | 11 Morrison St GEELONG 3220   | \$820,000 | 01/04/2023   |
| 3   | 6 Davison PI GEELONG 3220     | \$830,000 | 05/02/2023   |

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:

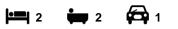
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9 Pardon Place, Geelong Vic 3220



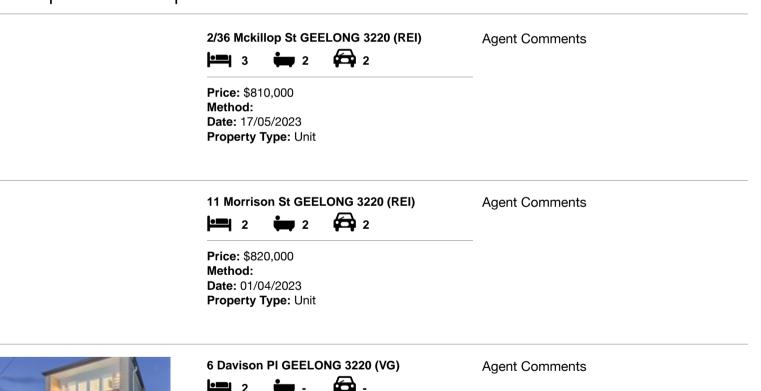




Property Type: House (Previously Occupied - Detached) Land Size: 119 sqm approx Agent Comments Jeff Begg 5222 7772 0408 298 201 jbegg@hodges.com.au

Indicative Selling Price \$849,999 - \$899,000 Median Townhouse Price 15/04/2023 - 14/04/2024: \$746,500

# **Comparable Properties**





2 - - -

Price: \$830,000 Method: Sale Date: 05/02/2023 Property Type: House (Res) Land Size: 165 sqm approx

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



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