

# 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  
Including suburb or  
locality and postcode

9 Pardon Place, Geelong Vic 3220

### Indicative selling price

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

Range between

\$849,999

&

\$899,000

### Median sale price

Median price

\$746,500

Property Type

Townhouse

Suburb

Geelong

Period - From

15/04/2023

to

14/04/2024

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	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:

15/04/2024 11:43



**Property Type:** House (Previously

Occupied - Detached)

**Land Size:** 119 sqm approx

Agent Comments

## Comparable Properties

2/36 Mckillop St GEELONG 3220 (REI)

Agent Comments



**Price:** \$810,000

**Method:**

**Date:** 17/05/2023

**Property Type:** Unit

11 Morrison St GEELONG 3220 (REI)

Agent Comments



**Price:** \$820,000

**Method:**

**Date:** 01/04/2023

**Property Type:** Unit



6 Davison Pl GEELONG 3220 (VG)

Agent Comments



**Price:** \$830,000

**Method:** Sale

**Date:** 05/02/2023

**Property Type:** House (Res)

**Land Size:** 165 sqm approx