

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 and
postcode

106/100 Western Beach Road Geelong VIC 3220

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,950,000

&

\$2,145,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Geelong

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

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

2506/2 Yarra Street Geelong VIC 3220	\$1,800,000	04-Sep-19
1205/18 Cavendish Street Geelong VIC 3220	\$2,100,000	30-Apr-20
1904/18 Cavendish Street Geelong VIC 3220	\$1,880,000	15-Jul-20

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: 28 July 2020



2506/2 Yarra Street Geelong VIC 3220

 3  2  2

Sold Price

\$1,800,000

Sold Date

04-Sep-19

Distance

0.27km



1205/18 Cavendish Street Geelong VIC 3220

 3  3  3

Sold Price

\$2,100,000

Sold Date

30-Apr-20

Distance

0.44km



1904/18 Cavendish Street Geelong VIC 3220

 4  3  4

Sold Price

^{RS} **\$1,880,000** ^{UN}

Sold Date

15-Jul-20

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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