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	4 Alfred Street, East Geelong Vic 3219

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $790,000 & $850,000

Median sale price

Median price $775,000 Property Type House Suburb East Geelong

Period - From 01/10/2023 to 30/09/2024 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	137 Verner St GEELONG 3220	$830,000	16/10/2024
2	342 Myers St EAST GEELONG 3219	$860,000	12/04/2024
3	173 Mckillop St GEELONG 3220	$800,000	24/02/2024

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: 18/11/2024 16:00

4 Alfred Street, East Geelong Vic 3219



3 1 0

Property Type: House
Land Size: 372 sqm approx

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median House Price
Year ending September 2024: $775,000

Comparable Properties



137 Verner St GEELONG 3220 (REI)

3 1 2

Price: $830,000
Method: Private Sale
Date: 16/10/2024
Property Type: House
Land Size: 490 sqm approx

Agent Comments



342 Myers St EAST GEELONG 3219 (REI/VG)

3 1 1

Price: $860,000
Method: Private Sale
Date: 12/04/2024
Property Type: House (Res)
Land Size: 511 sqm approx

Agent Comments



173 Mckillop St GEELONG 3220 (REI/VG)

3 3 1

Price: $800,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 406 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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