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: 2/21 Normanby Street, East Geelong Vic 3219

Indicative selling price

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

Range between $620,000 & $660,000

Median sale price

Median price $565,000 Property Type Unit Suburb East Geelong

Period - From 28/01/2024 to 27/01/2025 Source Property Data

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 eighteen 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	6/141 Yarra St GEELONG 3220	$635,000	24/11/2023
2	14a Carrington St THOMSON 3219	$660,000	17/11/2023
3			

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 eighteen months.

This Statement of Information was prepared on: 28/01/2025 14:44

2/21 Normanby Street, East Geelong Vic 3219



3

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$620,000 - $660,000
Median Unit Price
28/01/2024 - 27/01/2025: $565,000

Comparable Properties



6/141 Yarra St GEELONG 3220 (REI/VG)

2 2 1

Price: $635,000
Method: Private Sale
Date: 24/11/2023
Property Type: Apartment

Agent Comments



14a Carrington St THOMSON 3219 (REI/VG)

3 2 1

Price: $660,000
Method: Private Sale
Date: 17/11/2023
Property Type: Unit

Agent Comments

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 eighteen months.

Account - Jellis Craig | P: 03 5222 7325

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