

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

4 Clonard Avenue Geelong West VIC 3218

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

\$1,550,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Geelong West

Period-from

01 May 2020

to

30 Apr 2021

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

6 Waratah Street Geelong West VIC 3218	\$1,540,000	30-Oct-20
19 Preston Street Geelong West VIC 3218	\$1,800,000	14-Apr-21
44 Skene Street Newtown VIC 3220	\$1,675,000	07-Oct-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: 12 May 2021



6 Waratah Street Geelong West VIC 3218

5 3 2

Sold Price **\$1,540,000** Sold Date **30-Oct-20**

Distance **0.34km**



19 Preston Street Geelong West VIC 3218

5 6 2

Sold Price ^{RS} **\$1,800,000** Sold Date **14-Apr-21**

Distance **0.69km**



44 Skene Street Newtown VIC 3220

6 4 3

Sold Price **\$1,675,000** Sold Date **07-Oct-20**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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