

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 6 Bean Street, 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 \$795,000 & \$855,000

Median sale price

Median price \$823,500 Property type 3 Bedroom House Suburb Geelong VIC 3220
Period - From Nov 2019 to Nov 2020 Source Realestate.com.au

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. 146 Garden Street, Geelong VIC 3220	\$785,000	10 Aug 2020
2.	\$	
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 18 months.

This Statement of Information was prepared on: 18/11/2020