

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 PATERSON STREET EAST GEELONG VIC 3219

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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

East Geelong

Period-from

01 Sep 2020

to

31 Aug 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

44 RICHMOND STREET EAST GEELONG VIC 3219	\$822,000	14-Aug-21
6 RICHARDSON STREET EAST GEELONG VIC 3219	\$750,000	31-May-21
8 HELEN STREET EAST GEELONG VIC 3219	\$740,000	27-Mar-21

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: 03 September 2021

Nicholas Kerr
M 0413816016
E nick@coxwellkerr.com.au

Ballroom Residents

In accordance with guidelines from the Victorian Chief Health Officer, the Victorian Government and the Victorian Chief Fire Officer, we are unable to provide private inspections at present. We will be checking photo identification at all times.

Inspections

This property will be available for private inspections during the times advertised. It is a requirement for buyers to pre-register before attending any inspection - please contact the agent to arrange this.

All attendees to our open house will be required to check-in via the Victorian Government QR code system. Inspectors are advised to use the current advice of the Chief Health Officer.

Please follow the instructions of our agent at the time of the **open house**.

44 RICHMOND STREET EAST GEELONG VIC 3219

 3
  1
  2

Sold Price **RS \$822,000** Sold Date **14-Aug-21**

Distance **1.1km**

[illegible]



8 HELEN STREET EAST GEELONG VIC 3219

 3
  1
  1

Sold Price **\$740,000**

Sold Date **27-Mar-21**

Distance **1.3km**

RS = Recent sale UN = Undisclosed Sale

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