

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

3 Orchard Crescent, East Geelong VIC 3219

Indicative selling price

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

Single price \$ **OR** Range between \$ 460,000 & \$ 500,000

Suburb house median sale price

Median price \$ 637,000 Property Type House Suburb East Geelong

Period - From April 19 to June 19 Source REIV

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agent and Andy Ingham consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 416 Myers Street, East Geelong	\$ 525,000	May 2019
2 197 McKillop Street, East Geelong	\$ 530,000	March 2019
3 213 Verner Street, East Geelong	\$ 527,500	Jan 2019

OR

B. RT Edgar Bellarine estate agent and Andy Ingham reasonably believe 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 16th September 2019