

# 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

9 Scarlett Street, Geelong West Vic 3218

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$742,500 Property Type House Suburb Geelong West

Period - From 01/07/2019 to 30/09/2019 Source REIV

### 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	10 Scarlett St, Geelong West, Vic 3218, Australia	\$400,000	07/05/2019
2	14 Chester St NEWTOWN 3220	\$736,000	07/09/2019
3	34 Skene St NEWTOWN 3220		15/05/2019

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:

21/11/2019 18:44

9 Scarlett Street, Geelong West Vic 3218



**Property Type:** Land  
**Land Size:** 659 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median House Price**  
September quarter 2019: \$742,500

## Comparable Properties

**10 Scarlett St, Geelong West, Vic 3218, Australia (REI)**

**Agent Comments**



**Price:** \$400,000  
**Method:**  
**Date:** 07/05/2019  
**Property Type:** Land



**14 Chester St NEWTOWN 3220 (REI)**

**Agent Comments**



**Price:** \$736,000  
**Method:** Auction Sale  
**Date:** 07/09/2019  
**Property Type:** Land (Res)  
**Land Size:** 603 sqm approx

**34 Skene St NEWTOWN 3220 (REI)**

**Agent Comments**



**Price:**  
**Method:** Private Sale  
**Date:** 15/05/2019  
**Property Type:** Land  
**Land Size:** 604 sqm approx

**Account** - Mayfield RE | P: 03 5272 1288 | F: 03 5272 1699



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.