



RICHARDSON
REAL ESTATE

STATEMENT OF INFORMATION

57 BALLIANG STREET, SOUTH GEELONG, VIC 3220

PREPARED BY H F RICHARDSON & CO REAL ESTATE - NEWTOWN



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



57 BALLIANG STREET, SOUTH GEELONG, 3 1 1

Indicative Selling Price

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

Price Range: **\$550,000 to \$580,000**

MEDIAN SALE PRICE



SOUTH GEELONG, VIC, 3220

Suburb Median Sale Price (House)

\$620,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



23 KILGOUR ST, GEELONG, VIC 3220 3 1 1

Sale Price

\$520,000

Sale Date: 31/10/2017

Distance from Property: 1km



85 BALLIANG ST, SOUTH GEELONG, VIC 3 1 3

Sale Price

\$620,000

Sale Date: 13/05/2017

Distance from Property: 151m



68 FITZROY ST, GEELONG, VIC 3220 3 1 2

Sale Price

\$575,000

Sale Date: 21/03/2017

Distance from Property: 813m



This report has been compiled on 12/01/2018 by H F Richardson & Co Real Estate - Newtown. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

57 BALLIANG STREET, SOUTH GEELONG, VIC 3220

Indicative selling price

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

Price Range: \$550,000 to \$580,000

Median sale price

Median price

\$620,000

House

Unit

Suburb

SOUTH GEELONG

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

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
23 KILGOUR ST, GEELONG, VIC 3220	\$520,000	31/10/2017
85 BALLIANG ST, SOUTH GEELONG, VIC 3220	\$620,000	13/05/2017
68 FITZROY ST, GEELONG, VIC 3220	\$575,000	21/03/2017