

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

3 ENSBY 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

East Geelong

Period-from

01 Jul 2024

to

30 Jun 2025

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

3/229-231 MCKILLOP STREET EAST GEELONG VIC 3219	\$585,000	22-Nov-24
1/19 MCNEILL AVENUE EAST GEELONG VIC 3219	\$629,000	23-Jan-25
10 ANDERSON STREET EAST GEELONG VIC 3219	\$667,500	14-Feb-25

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.

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3/229-231 MCKILLOP STREET EAST Sold Price
GEELONG VIC 3219

\$585,000 Sold Date **22-Nov-24**

 2  2  1

Distance **0.71km**



1/19 MCNEILL AVENUE EAST
GEELONG VIC 3219

Sold Price

\$629,000 Sold Date **23-Jan-25**

 3  2  2

Distance **0.17km**



10 ANDERSON STREET EAST
GEELONG VIC 3219

Sold Price

\$667,500 Sold Date **14-Feb-25**

 2  1  1

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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