

STATEMENT OF INFORMATION

62 ORMOND ROAD, EAST GEELONG, VIC 3219

PREPARED BY LUEN FORD, HAYESWINCKLE, PHONE: 0479 181 855



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



62 ORMOND ROAD, EAST GEELONG, VIC

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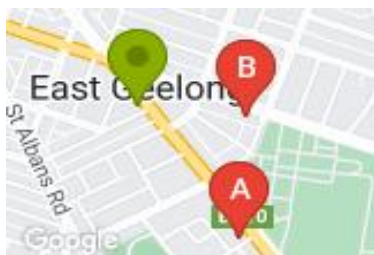
Indicative Selling Price

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

Price Range: **\$620,000 to \$640,000**

Provided by: Luen Ford, Hayeswinckle

MEDIAN SALE PRICE



EAST GEELONG, VIC, 3219

Suburb Median Sale Price (House)

\$835,000

01 October 2022 to 30 September 2023

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



3 ENSBY ST, EAST GEELONG, VIC 3219

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Sale Price

\$630,000

Sale Date: 29/03/2022

Distance from Property: 578m



294 MCKILLOP ST, EAST GEELONG, VIC 3219

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Sale Price

\$620,000

Sale Date: 16/11/2022

Distance from Property: 351m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

62 ORMOND ROAD, EAST GEELONG, VIC 3219

Indicative selling price

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

Price Range:

\$620,000 to \$640,000

Median sale price

Median price

\$835,000

Property type

House

Suburb

EAST GEELONG

Period

01 October 2022 to 30 September 2023

Source

pricfinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
3 ENSBY ST, EAST GEELONG, VIC 3219	\$630,000	29/03/2022
294 MCKILLOP ST, EAST GEELONG, VIC 3219	\$620,000	16/11/2022

This Statement of Information was prepared on:

25/10/2023