

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

36 MERCER STREET GEELONG VIC 3220

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$15,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$977,500

Property type

Commercial

Suburb

Geelong

Period-from

01 May 2023

to

30 Apr 2024

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

GROUND FLOOR/68-70 GHERINGHAP STREET GEELONG VIC 3220	\$13,750,000	08-Jun-22
21 GHERINGHAP STREET GEELONG VIC 3220	\$22,600,000	21-Dec-22
25 BELLARINE HIGHWAY NEWCOMB VIC 3219	\$18,775,000	08-Feb-21

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: 01 May 2024



**GROUND FLOOR/68-70
GHERINGHAP STREET GEELONG
VIC 3220**

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Sold Price **\$13,750,000** Sold Date **08-Jun-22**

Distance **0.93km**



**21 GHERINGHAP STREET GEELONG
VIC 3220**

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Sold Price **\$22,600,000** Sold Date **21-Dec-22**

Distance **0.77km**



**25 BELLARINE HIGHWAY
NEWCOMB VIC 3219**

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Sold Price **\$18,775,000** Sold Date **08-Feb-21**

Distance **4.25km**

RS = Recent sale

UN = Undisclosed Sale

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