

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 45 Wellington Street Geelong West

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,395,000 & \$1,495,000

#### Median sale price

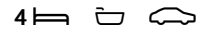
Median price: \$640,000 House Suburb: Geelong West  
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

#### Comparable property sales

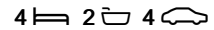
These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**58 Minerva Rd**  
**MANIFOLD HEIGHTS**  
Sold by Private Sale \$1,600,000  
Date Sold 17/04/2018  
Land 966 SqM



**26 Candover St**  
**GEELONG WEST**  
Charm, sophistication and perfection is what this stunning Victorian masterpiece will deliver to the astute purchaser looking  
Sold by Private Sale \$1,380,000  
Date Sold 27/12/2017  
Land 897 SqM



**17 Orr St**  
**MANIFOLD HEIGHTS**  
This beautifully presented family home has been meticulously renovated and extended only 18 months ago, using the highest  
Sold by Auction \$1,400,000  
Date Sold 09/12/2017  
Land 697 SqM

