

# 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 13 Ann Street, Geelong West, VIC 3218

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$750,000 & \$800,000

### Median sale price

Median price \$947,000 Property type House Suburb GEELONG WEST  
Period - From 02/10/2022 to 01/10/2023 Source core\_logic

### 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 eighteen months.

	Address of comparable property	Price	Date of sale
1	34 Avon St Geelong West Vic 3218	775,000	2023-07-07
2	209 Hope St Geelong West Vic 3218	800,000	2023-06-02
3	18 Isabella St Geelong West Vic 3218	760,000	2022-10-10

This Statement of Information was prepared on: 02/10/2023

