# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

15 Hopkins Street, South Geelong Vic 3220

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$679,000		&		\$719,000	)		
Median sale p	rice							
Median price	\$815,000	Property Type Hou		se		Suburb	South Geelong	
Period - From	02/06/2024	to	01/06/2025		So	urce	Property	/ Data

## Comparable property sales (\*Delete A or B below as applicable)

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

Ade	dress of comparable property	Price	Date of sale
1	8/3 Hermitage Rd NEWTOWN 3220	\$700,000	17/03/2025
2	79 Little Myers St GEELONG 3220	\$729,000	27/02/2025
3	1/149 Kilgour St GEELONG 3220	\$680,000	31/01/2025

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

02/06/2025 14:46



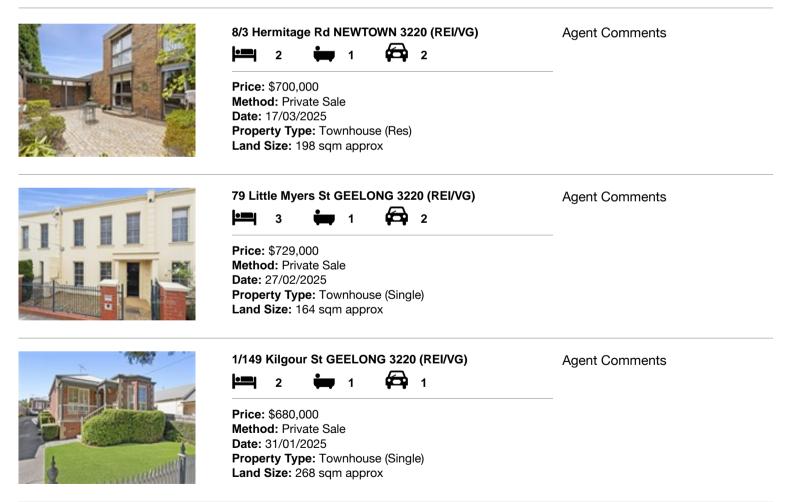






Property Type: House (Previously Occupied - Detached) Land Size: 171 sqm approx Agent Comments Indicative Selling Price \$679,000 - \$719,000 Median House Price 02/06/2024 - 01/06/2025: \$815,000

# **Comparable Properties**



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