

## 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

258 KILGOUR STREET EAST GEELONG VIC 3219

### Indicative selling price

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

Single Price

or range  
between

\$1,650,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$838,500

Property type

House

Suburb

East Geelong

Period-from

01 Feb 2023

to

31 Jan 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

12 TULLY STREET EAST GEELONG VIC 3219	\$1,575,000	06-Nov-23
35 FITZROY STREET GEELONG VIC 3220	\$1,700,000	25-Nov-22
331 MYERS STREET EAST GEELONG VIC 3219	\$1,590,000	06-Oct-22

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: 26 February 2024



**12 TULLY STREET EAST GEELONG  
VIC 3219**

Sold Price

**\$1,575,000**

Sold Date

**06-Nov-23**

 4  2  -

Distance

**0.26km**



**35 FITZROY STREET GEELONG VIC  
3220**

Sold Price

**\$1,700,000**

Sold Date

**25-Nov-22**

 3  2  2

Distance

**0.88km**



**331 MYERS STREET EAST  
GEELONG VIC 3219**

Sold Price

**\$1,590,000**

Sold Date

**06-Oct-22**

 4  2  2

Distance

**0.6km**

RS = Recent sale

UN = Undisclosed Sale

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