Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 39 Weller Street, Geelong West Vic 3218

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$799,000		&		\$849,000			
Median sale p	rice							
Median price	\$925,000	Pro	operty Type	Hou	se		Suburb	Geelong West
Period - From	01/01/2025	to	31/03/2025		So	urce	REIV	

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.

Add	dress of comparable property	Price	Date of sale
1	57a French St GEELONG WEST 3218	\$820,000	21/03/2025
2	93 Waratah St GEELONG WEST 3218	\$840,000	08/10/2024
3	232 Shannon Av GEELONG WEST 3218	\$800,000	11/01/2024

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:

29/05/2025 13:43



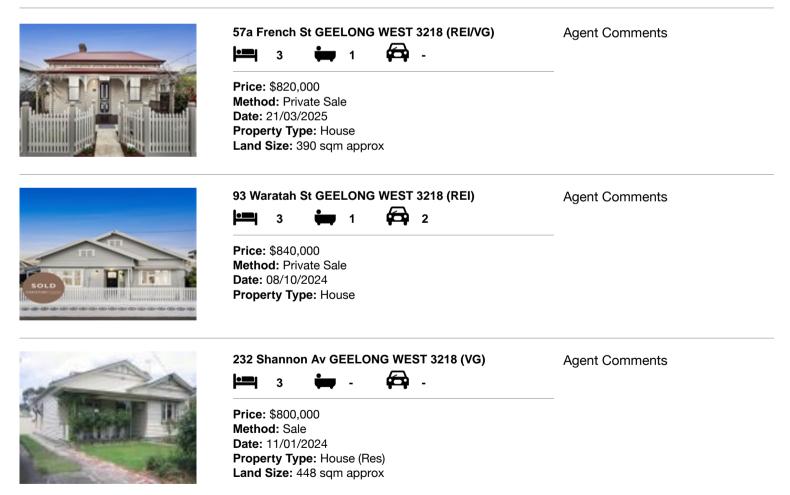






Property Type: House **Land Size:** 304 sqm approx Agent Comments Indicative Selling Price \$799,000 - \$849,000 Median House Price March quarter 2025: \$925,000

Comparable Properties



Account - Jellis Craig | P: 03 5222 7325



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