

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 4/9 Scarlett Street, Geelong West, VIC 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$949,000 & \$995,000

Median sale price

Median price \$947,000 Property type House Suburb GEELONG WEST
Period - From 17/11/2022 to 16/11/2023 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 13 Bowlers Avenue Geelong West Vic 3218	\$949,000	2023-02-08
2 73a Noble Street Newtown Vic 3220	\$980,000	2023-06-15
3 17a Shannon Avenue Hamlyn Heights Vic 3215	\$975,000	2023-08-12

This Statement of Information was prepared on: 17/11/2023

