

# 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 52 Collins 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 \$1,200,000 & \$1,320,000

### Median sale price

Median price \$875,000 Property type House Suburb GEELONG WEST  
Period - From 03/07/2023 to 02/07/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

|   | Address of comparable property           | Price       | Date of sale |
|---|--|-------------|--------------|
| 1 | 18 Clarence Street Geelong West Vic 3218 | \$1,250,000 | 2024-05-17   |
| 2 | 14 Lawton Avenue Geelong West Vic 3218   | \$1,300,000 | 2023-12-22   |
| 3 | 146 Autumn Street Geelong West Vic 3218  | \$1,220,000 | 2023-11-12   |

This Statement of Information was prepared on: 03/07/2024

