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 or locality and postcode	92 Albert Street, Geelong West Vic 3218

Indicative selling price

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

Range between $1,249,000 & $1,299,000

Median sale price

Median price $854,000 Property Type House Suburb Geelong West

Period - From 25/10/2023 to 24/10/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	14 Lawton Av GEELONG WEST 3218	$1,300,000	21/12/2023
2	51 Spring St GEELONG WEST 3218	$1,225,000	13/11/2023
3	146 Autumn St GEELONG WEST 3218	$1,220,000	12/11/2023

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: 25/10/2024 11:25

92 Albert Street, Geelong West Vic 3218



3 2 2

Property Type: House
Land Size: 405 sqm approx

Agent Comments

Indicative Selling Price
$1,249,000 - $1,299,000
Median House Price
25/10/2023 - 24/10/2024: $854,000

Comparable Properties



14 Lawton Av GEELONG WEST 3218 (REI/VG)

3 2 2

Price: $1,300,000
Method: Private Sale
Date: 21/12/2023
Property Type: House
Land Size: 404 sqm approx

Agent Comments



51 Spring St GEELONG WEST 3218 (REI/VG)

4 2 2

Price: $1,225,000
Method: Private Sale
Date: 13/11/2023
Property Type: House (Res)
Land Size: 455 sqm approx

Agent Comments



146 Autumn St GEELONG WEST 3218 (REI/VG)

3 2 2

Price: $1,220,000
Method: Private Sale
Date: 12/11/2023
Property Type: House
Land Size: 398 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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