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	3 Petrel Street, Geelong West Vic 3218

Indicative selling price

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

Single price $969,000

Median sale price

Median price $859,000 Property Type House Suburb Geelong West

Period - From 01/01/2024 to 31/12/2024 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	11a Addis St GEELONG WEST 3218	$920,000	28/02/2025
2	362 Autumn St HERNE HILL 3218	$955,000	16/12/2024
3	3 Pilrig Av NEWTOWN 3220	$977,000	07/12/2024

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: 18/03/2025 15:19

3 Petrel Street, Geelong West Vic 3218



3 2 2

Property Type: House
Land Size: 419 sqm approx

Agent Comments

Indicative Selling Price
$969,000
Median House Price
Year ending December 2024: $859,000

Comparable Properties



11a Addis St GEELONG WEST 3218 (REI)

3 2 2

Price: $920,000
Method: Private Sale
Date: 28/02/2025
Property Type: Townhouse (Single)

Agent Comments



362 Autumn St HERNE HILL 3218 (REI)

3 1 3

Price: $955,000
Method: Private Sale
Date: 16/12/2024
Property Type: House
Land Size: 755 sqm approx

Agent Comments



3 Pilrig Av NEWTOWN 3220 (REI/VG)

3 1 3

Price: $977,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 591 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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