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	42 Candover Street, Geelong West Vic 3218

Indicative selling price

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

Range between $1,850,000 & $1,950,000

Median sale price

Median price $880,000 Property Type House Suburb Geelong West

Period - From 01/10/2023 to 30/09/2024 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	37 Villamanta St GEELONG WEST 3218	$1,825,000	05/12/2024
2	26 Candover St GEELONG WEST 3218	$1,775,000	23/08/2024
3	27-29 Preston St GEELONG WEST 3218	$1,900,000	29/01/2024

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: 16/01/2025 12:23

42 Candover Street, Geelong West Vic 3218

Marcus Falconer
5222 7772
0417 376 025
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5 2 3

Property Type: House
Land Size: 545 sqm approx

Agent Comments

Indicative Selling Price
$1,850,000 - $1,950,000
Median House Price
Year ending September 2024: $880,000

Comparable Properties



37 Villamanta St GEELONG WEST 3218 (REI)

4 1 3

Price: $1,825,000
Method: Private Sale
Date: 05/12/2024
Property Type: House

Agent Comments



26 Candover St GEELONG WEST 3218 (VG)

3 - -

Price: $1,775,000
Method: Sale
Date: 23/08/2024
Property Type: House (Res)
Land Size: 897 sqm approx

Agent Comments



27-29 Preston St GEELONG WEST 3218 (REI)

4 1 4

Price: $1,900,000
Method: Private Sale
Date: 29/01/2024
Property Type: House
Land Size: 891 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

REIV THE DIFFERENCE | propertydata.com.au

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