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	32 Ann Street, Geelong West Vic 3218

Indicative selling price

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

Range between $1,049,000 & $1,099,000

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	334 Shannon Av NEWTOWN 3220	$1,100,000	01/10/2024
2	94 Elizabeth St GEELONG WEST 3218	$1,100,000	06/04/2024
3	24 Lascelles Av MANIFOLD HEIGHTS 3218	$1,050,000	27/11/2023

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: 22/03/2025 12:52

32 Ann Street, Geelong West Vic 3218



3 2 2

Property Type: House
Land Size: 397 sqm approx

Agent Comments

Indicative Selling Price
$1,049,000 - $1,099,000
Median House Price
Year ending December 2024: $859,000

Comparable Properties



334 Shannon Av NEWTOWN 3220 (VG)

3 - -

Price: $1,100,000
Method: Sale
Date: 01/10/2024
Property Type: House (Res)
Land Size: 831 sqm approx

Agent Comments



94 Elizabeth St GEELONG WEST 3218 (REI/VG)

3 2 1

Price: $1,100,000
Method: Private Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 457 sqm approx

Agent Comments



24 Lascelles Av MANIFOLD HEIGHTS 3218 (REI/VG)

3 2 2

Price: $1,050,000
Method: Private Sale
Date: 27/11/2023
Property Type: House
Land Size: 625 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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