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	8 Fitzroy Street, Geelong VIC 3220

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $872,500 Property Type House Suburb Geelong

Period - From 25/08/2024 to 24/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* 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
7 Loch Street East Geelong VIC 3219	$910,000	17/10/2024
208 Verner Street East Geelong VIC 3219	$1,002,500	10/12/2024
21 Sydney Avenue Geelong VIC 3220	$900,000	18/09/2024

This Statement of Information was prepared on: 25/02/2025