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	44 Grey Street, East Geelong VIC 3219

Indicative selling price

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

Range between $619,000 & $649,000

Median sale price

Median price $780,000 Property Type House Suburb East Geelong

Period - From 11/09/2024 to 10/03/2025 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 for 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
10 Anderson Street East Geelong VIC 3219	$667,500	14/02/2025
125 Carr Street East Geelong VIC 3219	$665,000	29/10/2024
52 St Albans Road East Geelong VIC 3219	$650,000	11/09/2024

This Statement of Information was prepared on: 11/03/2025