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<br>Including suburb and postcode | 5 Mcnabb Avenue, Geelong West VIC 3218 |

## Indicative selling price

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

Range between $770,000 & $830,000

## Median sale price

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

Period - From 11/09/2024 to 10/03/2025 Source price_finder

## 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 |
|---|---|---|
| 34 Trigg Street Geelong West VIC | $820,000 | 13/09/2024 |
| 62 Shannon Avenue Geelong West VIC | $786,000 | 19/09/2024 |
| 256 Church Street Hamlyn Heights VIC | $780,000 | 12/12/2024 |

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