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	38 Collins Street, Geelong West VIC 3218

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $836,000 Property Type House Suburb Geelong West

Period - From 09/11/2024 to 08/05/2025 Source core_logic

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

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 eighteen months.

Address of comparable property	Price	Date of sale
104 Weller Street Geelong West VIC 3218	$1,130,000	18/11/2024
6 Knight Avenue Herne Hill VIC 3218	$1,200,000	30/04/2025

This Statement of Information was prepared on: 09/05/2025