# Statement of Information
# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 2 Kernot Street, East Geelong VIC 3219 |

## Indicative selling price

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

Range between $955,000 & $995,000

## Median sale price

Median price $787,500 Property Type House Suburb East Geelong

Period - From 05/05/2025 to 04/11/2025 Source Cotality™

## 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 two kilometres of the property for sale in the last six months.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 32 Grey Street East Geelong VIC 3219 | $970,000 | 18/10/2025 |
| 30 Anderson Street, East Geelong, Vic 3219 | $995,000 | 25/09/2025 |
| | | |

This Statement of Information was prepared on: 05/11/2025