

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

27 ANN STREET GEELONG WEST VIC 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$920,000

&

\$980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,750

Property type

House

Suburb

Geelong West

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

| | | |
|---|-------------|-----------|
| 46 ANN STREET GEELONG WEST VIC 3218 | \$1,007,500 | 09-Jul-24 |
| 76 ISABELLA STREET GEELONG WEST VIC 3218 | \$900,000 | 22-Jul-24 |
| 24 ROXBY STREET MANIFOLD HEIGHTS VIC 3218 | \$1,020,000 | 07-Feb-25 |

OR

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 18 months.~~

This Statement of Information was prepared on: 27 March 2025



46 ANN STREET GEELONG WEST VIC 3218

4 2 2

Sold Price

\$1,007,500

Sold Date

09-Jul-24

Distance

0.1km



76 ISABELLA STREET GEELONG WEST VIC 3218

3 1 1

Sold Price

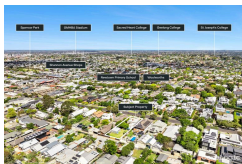
\$900,000

Sold Date

22-Jul-24

Distance

0.49km



24 ROXBY STREET MANIFOLD HEIGHTS VIC 3218

3 2 2

Sold Price

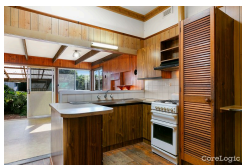
^{RS} **\$1,020,000** ^{UN}

Sold Date

07-Feb-25

Distance

0.59km



12 WIMMERA AVENUE MANIFOLD HEIGHTS VIC 3218

3 1 -

Sold Price

\$910,000

Sold Date

11-May-24

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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