

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

2/92 ABERDEEN 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Geelong West

Period-from

01 Jun 2024

to

31 May 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

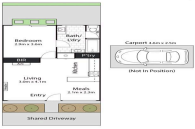











Date of sale

4/29 KNIGHT AVENUE HERNE HILL VIC 3218	297500	25-Feb-25
3/72 OCONNELL STREET GEELONG WEST VIC 3218	335000	31-Jan-25
2/72 OCONNELL STREET GEELONG WEST VIC 3218	330000	07-Jan-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: 13 June 2025

 <p>4/29 Knight Avenue, Herne Hill</p>	<p>4/29 KNIGHT AVENUE HERNE HILL VIC 3218</p> <p>  1  1  1 </p>	<p>Sold Price 297500 Sold Date 25-Feb-25</p> <p>Distance 1.84km</p>
	<p>3/72 OCONNELL STREET GEELONG WEST VIC 3218</p> <p>  1  1  1 </p>	<p>Sold Price 335000 Sold Date 31-Jan-25</p> <p>Distance 0.94km</p>
	<p>2/72 OCONNELL STREET GEELONG WEST VIC 3218</p> <p>  1  1  1 </p>	<p>Sold Price 330000 Sold Date 07-Jan-25</p> <p>Distance 0.94km</p>

RS = Recent sale UN = Undisclosed Sale

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