Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	e							
Address Including suburb and postcode	57 PRESTON STREET GEELONG WEST VIC 3218							
Indicative selling price For the meaning of this price	e see consumer.vic	.gov.aı	u/underquoti	ing (*C	elete single	e price	e or range a	as applicable)
Single Price	\$1,095,000		or range between			&		,
Median sale price								
(*Delete house or unit as applicable)								
Median Price	\$811,250	Property type Hou			House		Suburb	Geelong West
Period-from	01 Aug 2024	to	to 31 Jul 2025			urce Cotality		
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
20 BROWNBILL STREET GEELONG VIC 3220						\$1,070,000		02-Aug-24

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: 14 August 2025



OR

В*



0352221616

M 0414522325

 $\ \ \, \vdash \ \, \mathsf{heidi@whitfordproperty.com.au}$



20 BROWNBILL STREET GEELONG Sold Price VIC 3220

\$1,070,000 Sold Date 02-Aug-24

Distance 2.58km

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RS = Recent sale UN = Undisclosed Sale

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