

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 or locality and postcode

34 Maitland 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 \$745,000 & \$815,000

Median sale price

Median price \$675,500 Property type House Suburb Geelong West

Period - From Feb 2019 to Feb 2020 Source Reatestate.com.au

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
1. 43 Preston Street, Geelong West VIC 3218	\$845,000	Jan 2020
2. 20 Crofton Street, Geelong West VIC 3218	\$811,000	Dec 2019
3. 36 Avon Street, Geelong West VIC 3218	\$740,000	Sep 2019

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: 06/03/2020