

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

78 Maud Street, Geelong, VIC 3220

Indicative selling price

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

Single price

or range between

\$1,450,000

&

\$1,525,000

Median sale price

Median price

\$ 950,500

Property type

House

Suburb

GEELONG

Period - From

03/10/2022

to

02/10/2023

Source

core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	44 Bourke Crescent Geelong Vic 3220	\$1,410,000	2022-04-19
2	15 Skene Street Newtown Vic 3220	\$1,520,000	2022-11-05
3	4-6 Foster Street South Geelong Vic 3220	\$1,400,000	2022-12-16

This Statement of Information was prepared on:

03/10/2023

