## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	1/13 Mowat Street, Geelong West Vic 3218
Including suburb or	
locality and postcode	

### Indicative selling price

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

Range between	\$495,000	&	\$544,500
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### Median sale price

Median price	\$847,750	Pro	perty Type	House		Suburb	Geelong West
Period - From	01/04/2025	to	30/06/2025		Source	REIV	

# 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

Add	dress of comparable property	Price	Date of sale
1	15a Osborne Av NORTH GEELONG 3215	\$500,000	05/05/2025
2	51 Walsgott St NORTH GEELONG 3215	\$515,000	05/09/2024
3	22 Pattison Av NORTH GEELONG 3215	\$535,000	18/03/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	08/07/2025 16:40









Property Type: House Land Size: 210 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$495,000 - \$544,500 **Median House Price** June quarter 2025: \$847,750

# Comparable Properties



15a Osborne Av NORTH GEELONG 3215 (REI/VG)

**Agent Comments** 

Price: \$500,000 Method: Private Sale Date: 05/05/2025 Property Type: House Land Size: 263 sqm approx



51 Walsgott St NORTH GEELONG 3215 (REI/VG)

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**Agent Comments** 

Price: \$515,000 Method: Private Sale Date: 05/09/2024 Property Type: House Land Size: 646 sqm approx



22 Pattison Av NORTH GEELONG 3215 (REI/VG)

Price: \$535,000 Method: Private Sale Date: 18/03/2024 Property Type: House

**Agent Comments** 

Land Size: 524 sqm approx

Account - Jellis Craig | P: 03 5222 7325





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