

# 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 23 Maud Street, Geelong, VIC 3220

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$750,000 or range between &

### Median sale price

Median price \$816,750 Property type House Suburb GEELONG  
Period - From 12/07/2019 to 12/01/2021 Source Price Finder

### 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 38 Henry Street Geelong	\$800,000	12/10/2019
2 31 Mundy Street Geelong	\$750,000	01/09/2020
3 232 Yarra Street South Geelong	\$810,000	14/11/2020

This Statement of Information was prepared on: 12/01/2021

