

12 Dobie Court North Geelong VIC 3215



David McGuinness

Email: davidmcguinness@mcgrath.com.au

Mobile: 0412646009

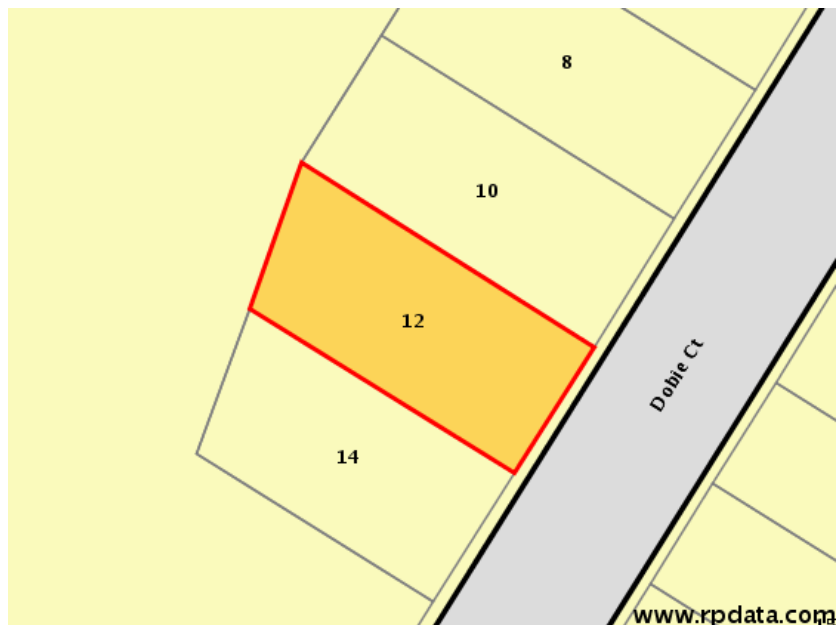
Office: 0352232040

► SINGLE PROPERTY MAPPING




Aerial View



Cadastral View



► SOLD PROPERTIES

	94 Rutledge Boulevard North Geelong VIC 3215	<div> <div>4</div> <div>2</div> <div>2</div> <div>Approx. 474m²</div> </div>
	<div> <div>Sold Price: Not Disclosed</div> <div>Sold Date: 9 Mar 2018</div> <div>Category: House</div> <div>Lot Plan: 81\PS647500 NORTH GEELONG VIC</div> </div>	<div>Distance: 0.26km</div>
	7 Rutledge Boulevard North Geelong VIC 3215	<div> <div>3</div> <div>2</div> <div>2</div> <div>Approx. 431m²</div> </div>
	<div> <div>Sold Price: \$720,000</div> <div>Sold Date: 4 Jul 2017</div> <div>Category: House: Standard</div> <div>Lot Plan: 204\PS647500 NORTH GEELONG VIC</div> </div>	<div>Distance: 0.31km</div>
	21 Balfour Street North Geelong VIC 3215	<div> <div>4</div> <div>2</div> <div>2</div> <div>Approx. 375m²</div> </div>
	<div> <div>Sold Price: \$775,000</div> <div>Sold Date: 26 Jul 2017</div> <div>Category: House</div> <div>Lot Plan: 136\PS647500 NORTH GEELONG VIC</div> </div>	<div>Distance: 0.09km</div>

► ON THE MARKET

	30 Balfour Street North Geelong VIC 3215 Listing Price: \$770,000 Listing Date: 18 Mar 2018 Agency: Stockdale & Leggo Daylesford Lot Plan: 143\PS647500 NORTH GEELONG VIC	<div> 4 2 2 Approx. 375m² </div> <div> Listing Type: Normal Sale Distance: 0.15km </div>
	15 Dobie Court North Geelong VIC 3215 Listing Price: \$639,000 - \$669,000 Listing Date: 20 Mar 2018 Agency: Buxton - Newtown Lot Plan: 112\PS647500 NORTH GEELONG VIC	<div> 4 2 2 Approx. 352m² </div> <div> Listing Type: Normal Sale Distance: 0.05km </div>
	39 Dobie Court North Geelong VIC 3215 Listing Price: Price \$775,000 Listing Date: 15 Mar 2018 Agency: McGrath - Geelong Lot Plan: 123\PS647500 NORTH GEELONG VIC	<div> 4 3 2 Approx. 320m² </div> <div> Listing Type: Normal Sale Distance: 0.14km </div>
	11 Sargood Street North Geelong VIC 3215 Listing Price: \$785,000 Listing Date: 15 Mar 2018 Agency: Whitford Lot Plan: 169\PS647500 NORTH GEELONG VIC	<div> 4 2 2 Approx. 375m² </div> <div> Listing Type: Normal Sale Distance: 0.22km </div>

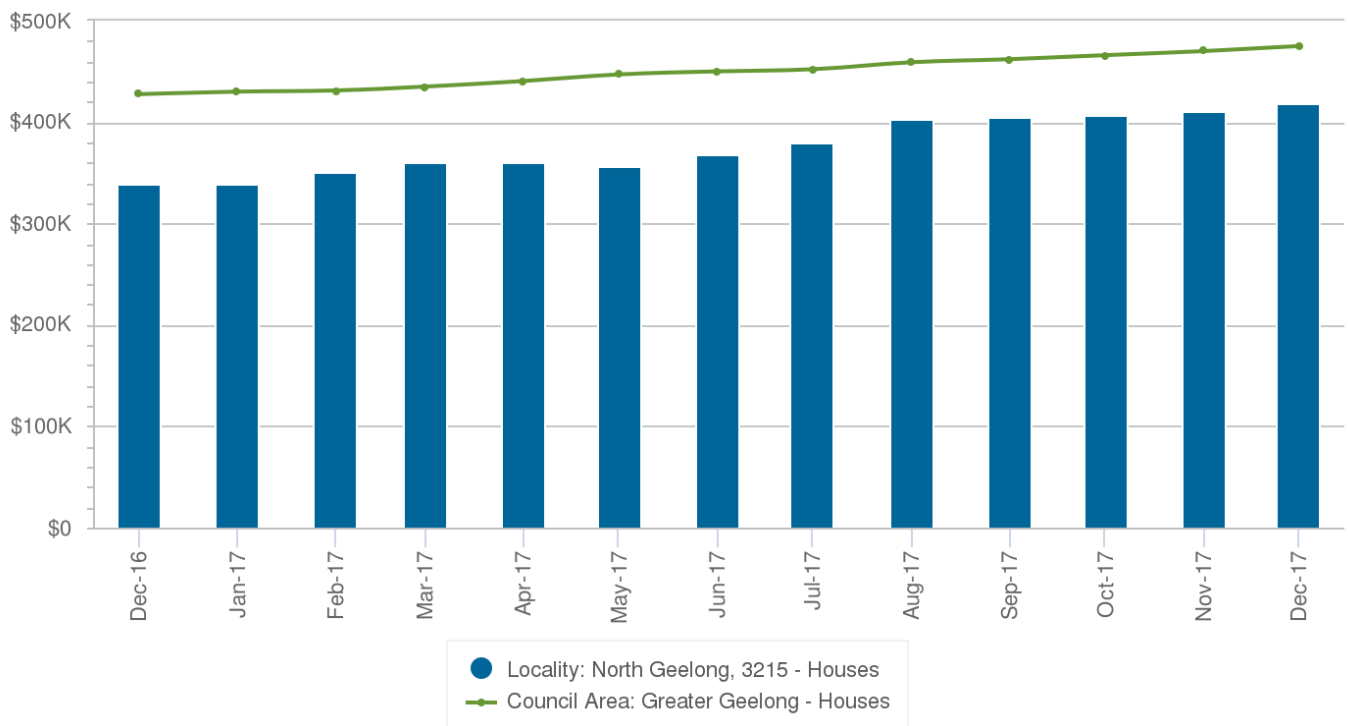
► RECENT MEDIAN SALE PRICES

Recent Median Sale Prices (House)

Period	NORTH GEELONG	GREATER GEELONG
	Median Price	Median Price
December 2017	\$418,500	\$475,000
November 2017	\$410,000	\$470,000
October 2017	\$407,500	\$466,000
September 2017	\$404,500	\$462,000
August 2017	\$404,000	\$459,000
July 2017	\$380,000	\$452,125
June 2017	\$367,500	\$450,000
May 2017	\$357,000	\$447,000
April 2017	\$360,000	\$440,500
March 2017	\$360,000	\$435,000
February 2017	\$350,000	\$431,200
January 2017	\$340,000	\$430,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



Statistics are calculated over a rolling 12 month period

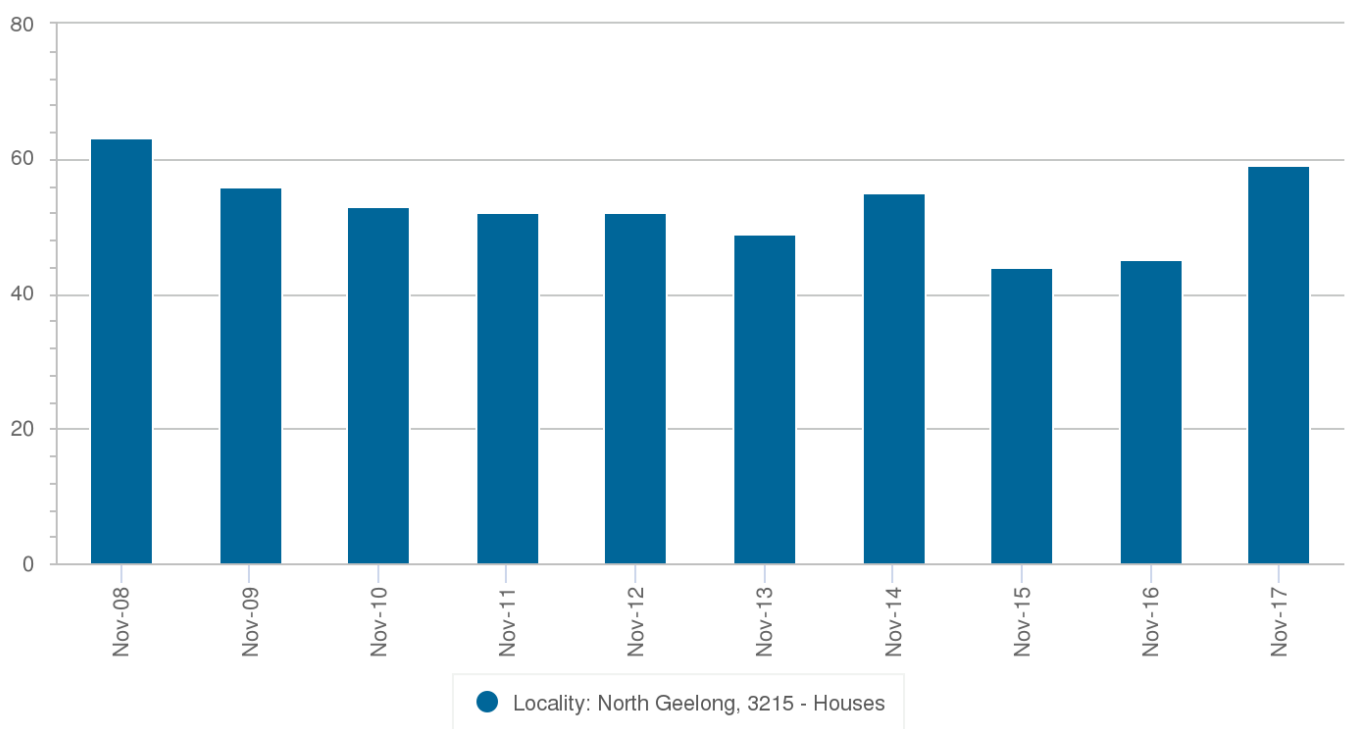
SALES PER ANNUM

Sales Per Annum (House)

NORTH GEELONG	
Period Ending	Number
Nov 2017	59
Nov 2016	45
Nov 2015	44
Nov 2014	55
Nov 2013	49
Nov 2012	52
Nov 2011	52
Nov 2010	53
Nov 2009	56
Nov 2008	63

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



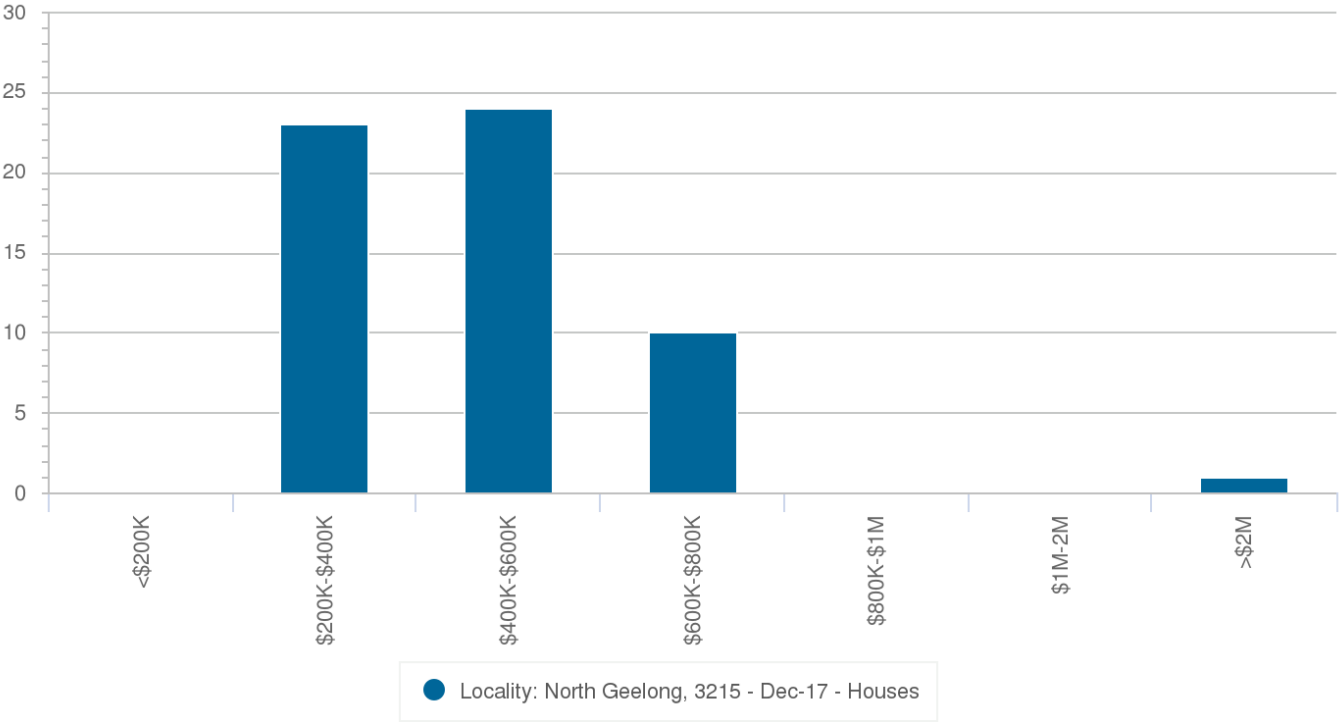
Statistics are calculated over a rolling 12 month period

SALES BY PRICE

Sales By Price - 12 months (House)	
NORTH GEELONG	
Price	Number
<\$200K	0
\$200K-\$400K	23
\$400K-\$600K	24
\$600K-\$800K	10
\$800K-\$1M	0
\$1M-\$2M	0
>\$2M	1

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



Statistics are calculated over a rolling 12 month period

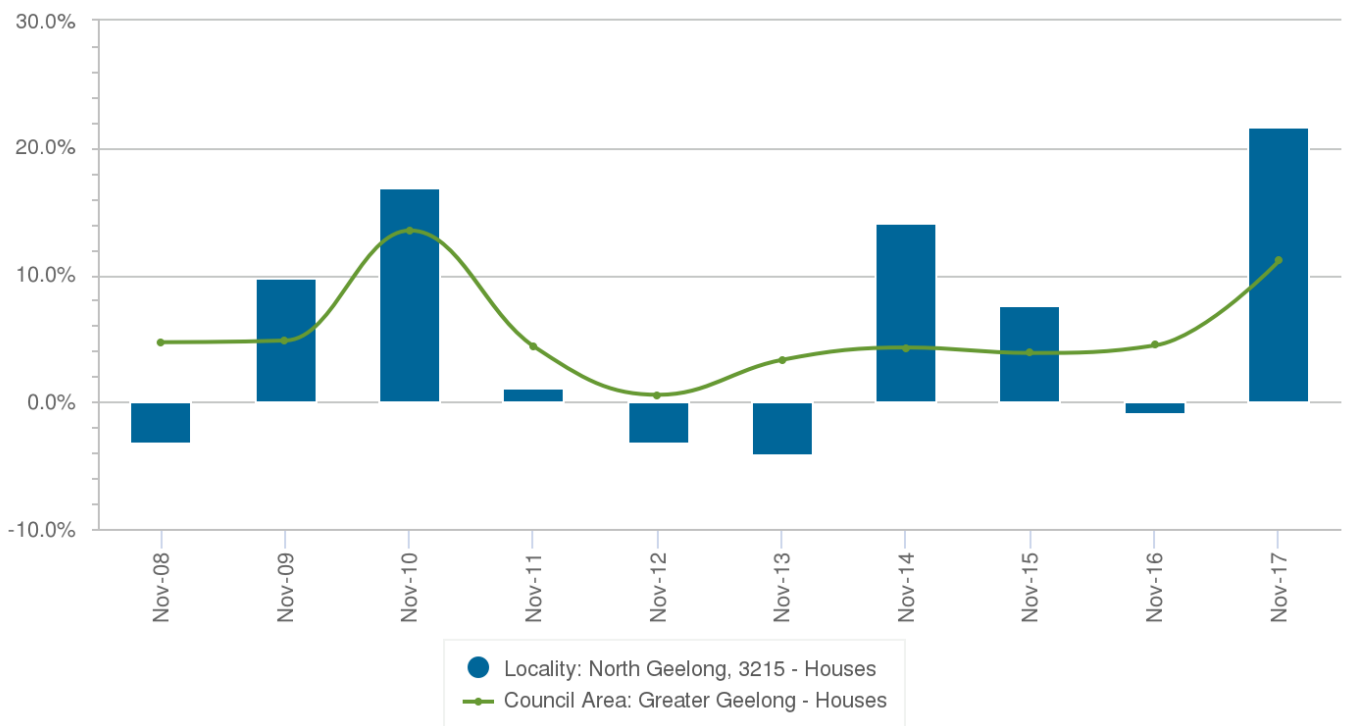
► CHANGE IN MEDIAN PRICE

Change in Median Price (House)

Period	NORTH GEEELONG	GREATER GEEELONG
	% Change	% Change
Nov 2017	21.66%	11.11%
Nov 2016	-0.88%	4.44%
Nov 2015	7.59%	3.85%
Nov 2014	14.08%	4.28%
Nov 2013	-4.07%	3.31%
Nov 2012	-3.27%	0.56%
Nov 2011	1.19%	4.35%
Nov 2010	16.83%	13.49%
Nov 2009	9.78%	4.83%
Nov 2008	-3.18%	4.69%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



Statistics are calculated over a rolling 12 month period

► SUMMARY

12 Dobie Court North Geelong VIC 3215



► APPRAISAL PRICE \$

Prepared On: 22 Mar 2018
Prepared For: Dianne & Steven Smilovic

► AGENT DETAILS



David McGuinness

Email: davidmcguinness@mcgrath.com.au

Mobile: 0412646009

Office: 0352232040

► DISCLAIMER

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic (**AVM Estimated Value**). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.