

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

59 Walsgott Street, North Geelong Vic 3215

Indicative selling price

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

Range between \$709,000 & \$765,000

Median sale price

Median price \$755,000 Property Type House Suburb North Geelong

Period - From 01/04/2021 to 31/03/2022 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	Price	Date of sale
1	3 Cooma Ct NORTH GEELONG 3215	\$755,000	25/09/2021
2	42 Craddock St NORTH GEELONG 3215	\$725,000	05/02/2022
3	12 Tallinn St BELL PARK 3215	\$710,000	03/11/2021

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:

14/07/2022 12:13



Property Type: House (Previously Occupied - Detached)

Land Size: 646 sqm approx

Agent Comments

Comparable Properties



3 Cooma Ct NORTH GEELONG 3215 (RE/VG) **Agent Comments**



Price: \$755,000

Method: Auction Sale

Date: 25/09/2021

Property Type: House (Res)

Land Size: 650 sqm approx



42 Craddock St NORTH GEELONG 3215 (VG) **Agent Comments**



Price: \$725,000

Method: Sale

Date: 05/02/2022

Property Type: House (Res)

Land Size: 607 sqm approx

12 Tallinn St BELL PARK 3215 (VG)

Agent Comments



Price: \$710,000

Method: Sale

Date: 03/11/2021

Property Type: House (Res)

Land Size: 628 sqm approx