

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

35 Edols Street, North Geelong Vic 3215

Indicative selling price

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

Range between \$299,000 & \$328,000

Median sale price

Median price \$498,500 House ☒ Unit ☐ Suburb or locality North Geelong

Period - From 01/07/2018 to 30/06/2019 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 eighteen 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	33 Edols St NORTH GEELONG 3215	\$380,000	22/02/2018
2	49 Roseneath St NORTH GEELONG 3215	\$345,000	10/10/2018
3	19 Edols St NORTH GEELONG 3215	\$335,000	31/05/2018

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 eighteen months.

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Indicative Selling Price

\$299,000 - \$328,000

Median House Price

Year ending June 2019: \$498,500



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 765 sqm approx

Agent Comments

Comparable Properties

33 Edols St NORTH GEELONG 3215 (VG)

Agent Comments



Price: \$380,000

Method: Sale

Date: 22/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 595 sqm approx



49 Roseneath St NORTH GEELONG 3215 (VG) Agent Comments



Price: \$345,000

Method: Sale

Date: 10/10/2018

Rooms: -

Property Type: Development Site (Industrial)

Land Size: 603 sqm approx

19 Edols St NORTH GEELONG 3215 (VG)

Agent Comments



Price: \$335,000

Method: Sale

Date: 31/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 666 sqm approx