# Harcourts

shane.king@harcourts.com.au

Shane King 5278 7011 0411 141 463

#### 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 andpostcode

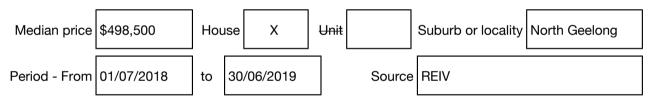
35 Edols Street, North Geelong Vic 3215

#### Indicative selling price

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

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

#### Median sale price



#### 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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## Harcourts

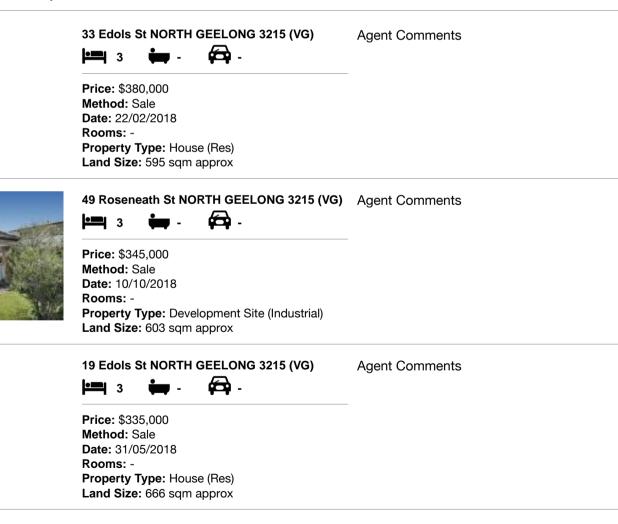




Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 765 sqm approx Agent Comments Shane King 5278 7011 0411 141 463 shane.king@harcourts.com.au

Indicative Selling Price \$299,000 - \$328,000 Median House Price Year ending June 2019: \$498,500

### **Comparable Properties**



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