

# 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

95 Wurrook Circuit, North Geelong Vic 3215

### Indicative selling price

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

Range between \$540,000 & \$560,000

### Median sale price

Median price \$650,050 Property Type House Suburb North Geelong

Period - From 07/08/2022 to 06/08/2023 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	97 Wurrook Cirt NORTH GEELONG 3215	\$555,000	24/05/2023
2	2 Jobbins St NORTH GEELONG 3215	\$540,000	26/05/2023
3	7 Jobbins St NORTH GEELONG 3215	\$540,000	04/05/2023

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:

07/08/2023 11:28



3 2 1

**Property Type:** House  
**Land Size:** 326 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$540,000 - \$560,000

**Median House Price**

07/08/2022 - 06/08/2023: \$650,050

## Comparable Properties

**97 Wurrook Cirt NORTH GEELONG 3215 (VG)** **Agent Comments**

3 - -

**Price:** \$555,000  
**Method:** Sale  
**Date:** 24/05/2023  
**Property Type:** House (Res)  
**Land Size:** 322 sqm approx

**2 Jobbins St NORTH GEELONG 3215 (VG)** **Agent Comments**

3 - -

**Price:** \$540,000  
**Method:** Sale  
**Date:** 26/05/2023  
**Property Type:** Flat/Unit/Apartment (Res)

**7 Jobbins St NORTH GEELONG 3215 (VG)** **Agent Comments**

3 - -

**Price:** \$540,000  
**Method:** Sale  
**Date:** 04/05/2023  
**Property Type:** House (Res)  
**Land Size:** 300 sqm approx

**Account** - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555