

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/68-72 Osborne Avenue, 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

\$249,000

&

\$269,000

### Median sale price

Median price

\$332,500

Property Type

Unit

Suburb

North Geelong

Period - From

10/02/2021

to

09/02/2022

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	5/14 Osborne Av NORTH GEELONG 3215	\$300,000	15/10/2021
2	2/3 Kinnordy Ct HAMLYN HEIGHTS 3215	\$290,000	22/11/2021
3	7/68 Osborne Av NORTH GEELONG 3215	\$250,000	19/11/2021

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/02/2022 10:21

1/68-72 Osborne Avenue, North Geelong Vic 3215

# Harcourts

Joe Grgic

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**Indicative Selling Price**

\$249,000 - \$269,000

**Median Unit Price**

10/02/2021 - 09/02/2022: \$332,500



1   -   -

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**5/14 Osborne Av NORTH GEELONG 3215 (VG)** Agent Comments

1   -   -

**Price:** \$300,000

**Method:** Sale

**Date:** 15/10/2021

**Property Type:** Flat/Unit/Apartment (Res)



**2/3 Kinnordy Ct HAMLYN HEIGHTS 3215 (REI/VG)** Agent Comments

1   1   1

**Price:** \$290,000

**Method:** Private Sale

**Date:** 22/11/2021

**Property Type:** Unit

**7/68 Osborne Av NORTH GEELONG 3215 (VG)** Agent Comments

11   -   -

**Price:** \$250,000

**Method:** Sale

**Date:** 19/11/2021

**Property Type:** Flat/Unit/Apartment (Res)

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



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