Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	9 Balfour Street, North Geelong Vic 3215
Including suburb or	-
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$760,000	Pro	perty Type	House		Suburb	North Geelong
Period - From	01/07/2021	to	30/06/2022		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

Add	dress of comparable property	Price	Date of sale
1	35 Dobie Ct NORTH GEELONG 3215	\$830,000	23/07/2021
2	15 Dobie Ct NORTH GEELONG 3215	\$800,100	10/06/2021
3	107 Rutledge Blvd NORTH GEELONG 3215	\$780,000	21/01/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	30/08/2022 10:30



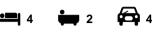


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Indicative Selling Price \$785,000 - \$825,000 **Median House Price**

Year ending June 2022: \$760,000





Property Type: House Land Size: 382 sqm approx **Agent Comments**

Comparable Properties

35 Dobie Ct NORTH GEELONG 3215 (VG)

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Price: \$830,000 Method: Sale Date: 23/07/2021

Property Type: House (Res) Land Size: 319 sqm approx

Agent Comments



15 Dobie Ct NORTH GEELONG 3215 (VG)

Price: \$800.100 Method: Sale



Date: 10/06/2021 Property Type: House (Res) Land Size: 351 sqm approx

107 Rutledge Blvd NORTH GEELONG 3215

(REI/VG)





Price: \$780.000 Method: Private Sale Date: 21/01/2022 Property Type: House Land Size: 394 sqm approx Agent Comments

Agent Comments

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