

# 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

9 Balfour Street, 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 \$785,000 & \$825,000

### Median sale price

Median price \$760,000 Property 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	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 comparable properties 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



4 2 4

**Property Type:** House

**Land Size:** 382 sqm approx

**Agent Comments**

## Comparable Properties

**35 Dobie Ct NORTH GEELONG 3215 (VG)**

**Agent Comments**

3 - -

**Price:** \$830,000

**Method:** Sale

**Date:** 23/07/2021

**Property Type:** House (Res)

**Land Size:** 319 sqm approx



**15 Dobie Ct NORTH GEELONG 3215 (VG)**

**Agent Comments**

4 - -

**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)**

**Agent Comments**

4 2 2

**Price:** \$780,000

**Method:** Private Sale

**Date:** 21/01/2022

**Property Type:** House

**Land Size:** 394 sqm approx