

# 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

91 Giddings 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 \$619,000

&

\$669,000

### Median sale price

Median price \$687,250

Property Type House

Suburb North Geelong

Period - From 01/01/2023

to 31/03/2023

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 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		
2		
3		

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.~~

This Statement of Information was prepared on:

14/06/2023 10:53



3 1 2

Rooms: 4  
Property Type: House  
Land Size: 680 sqm approx  
Agent Comments

Indicative Selling Price  
\$619,000 - \$669,000  
Median House Price  
March quarter 2023: \$687,250

## Comparable Properties

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.