



STATEMENT OF INFORMATION

13 JOBBINS STREET, NORTH GEELONG, VIC 3215

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 JOBBINS STREET, NORTH GEELONG,



Indicative Selling Price

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

Price Range:

\$585,000 to \$640,000

Provided by: Shane King, Harcourts North Geelong

MEDIAN SALE PRICE



NORTH GEELONG, VIC, 3215

Suburb Median Sale Price (House)

\$650,050

01 January 2023 to 31 December 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



101 WURROOK CCT, NORTH GEELONG, VIC



Sale Price

\$720,500

Sale Date: 16/12/2022

Distance from Property: 162m



85 WURROOK CCT, NORTH GEELONG, VIC



Sale Price

\$585,000

Sale Date: 01/07/2023

Distance from Property: 123m



69 WURROOK CCT, NORTH GEELONG, VIC



Sale Price

\$588,000

Sale Date: 02/10/2023

Distance from Property: 147m



This report has been compiled on 04/01/2024 by Harcourts North Geelong. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

13 JOBBINS STREET, NORTH GEELONG, VIC 3215

Indicative selling price

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Price Range:

\$585,000 to \$640,000

Median sale price

Median price

\$650,050

Property type

House

Suburb

NORTH GEELONG

Period

01 January 2023 to 31 December 2023

Source

 pricefinder

Comparable property sales

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

101 WURROOK CCT, NORTH GEELONG, VIC 3215	\$720,500	16/12/2022
85 WURROOK CCT, NORTH GEELONG, VIC 3215	\$585,000	01/07/2023
69 WURROOK CCT, NORTH GEELONG, VIC 3215	\$588,000	02/10/2023

This Statement of Information was prepared on:

04/01/2024