Harcourts



STATEMENT OF INFORMATION

13 JOBBINS STREET, NORTH GEELONG, VIC 3215 PREPARED BY SHANE KING, HARCOURTS NORTH GEELONG, PHONE: 0411141463

Harcourts

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 JOBBINS STREET, NORTH GEELONG, 🕮 4 🕒 2







Indicative Selling Price

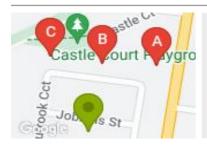
For the meaning of this price see consumer.vic.au/underquoting

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



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

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

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 2023	December	Source	F	oricefinder

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

