

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*



### Property offered for sale

Address  
Including suburb and  
postcode

115 Wurrook Circuit, 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) (\*Delete single price or range as applicable)

Single price

or range between

\$550,000

&

\$580,000

### Median sale price

Median price

\$650,000

Property type

House

Suburb

North Geelong

Period - From

01/01/2022

to

31/12/2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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. 58 Wurrook Circuit North Geelong VIC 3215	\$555,000	18/09/2023
2. 85 Wurrook Circuit, North Geelong VIC 3215	\$585,000	03/07/2023
3. 69 Wurrook Circuit, North Geelong VIC 3215	\$588,000	02/10/2023

This Statement of Information was prepared on: 17/01/2024