

#### Statement of Information

## Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale	Pι	rop	erty	offer	ed for	sale
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Address Including suburb or locality andpostcode	66 Slevin Street, North Geelong Vic 3215

#### Indicative selling price

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

Range between \$370,000	&	\$400,000
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#### Median sale price

Median price	\$498,500	Hou	ise X	Unit		Suburb or locality	North Geelong
Period - From	01/07/2018	to	30/06/2019		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 26 Coxon Pde NORTH GEELONG 3215 \$482,000 14/07/2018 2 36 Slevin St NORTH GEELONG 3215 \$456,500 19/07/2018 3 42 Slevin St NORTH GEELONG 3215 \$420,000 21/09/2018

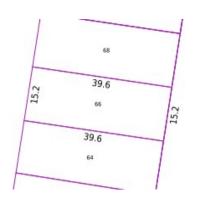
#### OR

**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.









Property Type: House (Previously

Occupied - Detached) Land Size: 603 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$370,000 - \$400,000 **Median House Price** Year ending June 2019: \$498,500

### Comparable Properties



26 Coxon Pde NORTH GEELONG 3215

(REI/VG)





Price: \$482,000 Method: Auction Sale Date: 14/07/2018

Rooms: -

Property Type: House (Res) Land Size: 638 sqm approx

**Agent Comments** 



36 Slevin St NORTH GEELONG 3215 (VG)

**-**3





Price: \$456.500 Method: Sale Date: 19/07/2018

Rooms: -

Property Type: Office (Com) Land Size: 610 sqm approx

**Agent Comments** 

42 Slevin St NORTH GEELONG 3215 (VG)

**---** 3



Price: \$420,000 Method: Sale Date: 21/09/2018

Rooms: -

**Property Type:** Factory Land Size: 615 sqm approx **Agent Comments** 

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555





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