

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

7 Sargood Street, North Geelong Vic 3215

Indicative selling price

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

Range between

\$599,000

&

\$649,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

North Geelong

Period - From

01/07/2021

to

30/06/2022

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 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
1	91 Wurrook Cirt NORTH GEELONG 3215	\$615,000	14/02/2022
2	40 Wurrook Cirt NORTH GEELONG 3215	\$615,000	08/02/2022
3	11 Jobbins St NORTH GEELONG 3215	\$590,000	18/08/2021

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 18 months.~~

This Statement of Information was prepared on:

08/09/2022 16:00



Property Type: House (Res)

Land Size: 379 sqm approx

Agent Comments

Comparable Properties

91 Wurrook Cirt NORTH GEELONG 3215 (VG) **Agent Comments**



Price: \$615,000

Method: Sale

Date: 14/02/2022

Property Type: House (Res)

Land Size: 326 sqm approx

40 Wurrook Cirt NORTH GEELONG 3215 (VG) **Agent Comments**



Price: \$615,000

Method: Sale

Date: 08/02/2022

Property Type: House (Res)

Land Size: 300 sqm approx

11 Jobbins St NORTH GEELONG 3215 (VG) **Agent Comments**



Price: \$590,000

Method: Sale

Date: 18/08/2021

Property Type: House (Res)

Land Size: 300 sqm approx