

# 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

42 Walsgott Street, 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)

Range between \$490,000 & \$530,000

### Median sale price

Median price \$550,000 Property Type House Suburb North Geelong

Period - From 15/03/2020 to 14/03/2021 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	86 Osborne Av NORTH GEELONG 3215	\$525,000	18/08/2020
2	41 Giddings St NORTH GEELONG 3215	\$500,000	13/10/2020
3	71 Osborne Av NORTH GEELONG 3215	\$485,000	15/05/2020

**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:

15/03/2021 15:12



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 646 sqm approx

Agent Comments

## Comparable Properties

**86 Osborne Av NORTH GEELONG 3215 (VG)**

Agent Comments



**Price:** \$525,000

**Method:** Sale

**Date:** 18/08/2020

**Property Type:** House (Res)

**Land Size:** 646 sqm approx



**41 Giddings St NORTH GEELONG 3215 (REI/VG)**

Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 13/10/2020

**Property Type:** House

**Land Size:** 646 sqm approx



**71 Osborne Av NORTH GEELONG 3215 (REI/VG)**

Agent Comments



**Price:** \$485,000

**Method:** Private Sale

**Date:** 15/05/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 646 sqm approx