### 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$490,000		&		\$530,000			
Median sale p	rice							
Median price	\$550,000	Pro	operty Type	Hou	se		Suburb	North Geelong
Period - From	15/03/2020	to	14/03/2021		So	urce	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.

Ad	dress 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



42 Walsgott Street, North Geelong Vic 3215

# Harcourts

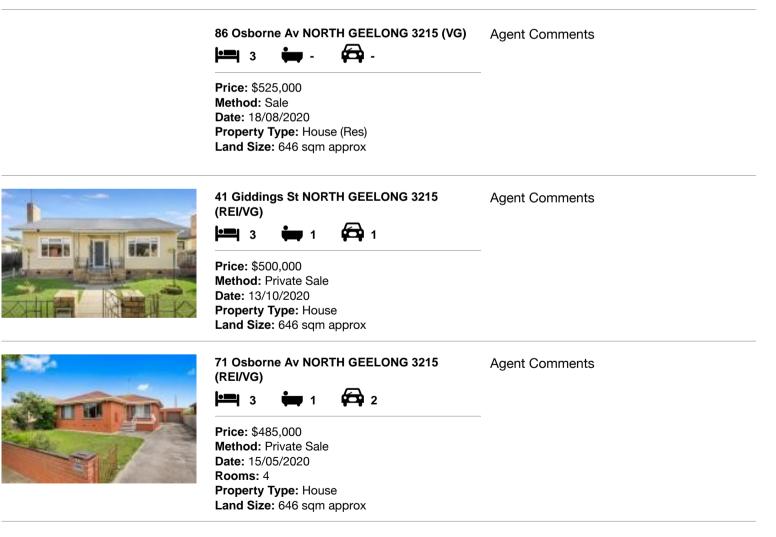




Property Type: House (Previously Occupied - Detached) Land Size: 646 sqm approx Agent Comments Jasmin Jurkovic 5278 7011 0421 357 077 jas.jurkovic@harcourts.com.au

Indicative Selling Price \$490,000 - \$530,000 Median House Price 15/03/2020 - 14/03/2021: \$550,000

## **Comparable Properties**



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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.