

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 and
postcode

40 GUTHRIE AVENUE NORTH GEELONG VIC 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$663,750

Property type

House

Suburb

North Geelong

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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

57 MELBOURNE ROAD DRUMCONDRA VIC 3215	\$790,000	29-Nov-22
13 STUBBS AVENUE NORTH GEELONG VIC 3215	\$867,000	26-Nov-22
38 EDWARD STREET RIPPLESIDE VIC 3215	\$1,000,000	02-Sep-22

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: 13 January 2023



57 MELBOURNE ROAD DRUMCONDRA VIC 3215

2 1 1

Sold Price

^{RS} **\$790,000** Sold Date **29-Nov-22**

Distance **0.18km**



13 STUBBS AVENUE NORTH GEELONG VIC 3215

4 2 2

Sold Price

^{RS} **\$867,000** Sold Date **26-Nov-22**

Distance **0.24km**



38 EDWARD STREET RIPPLESIDE VIC 3215

3 2 1

Sold Price

\$1,000,000 Sold Date **02-Sep-22**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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