

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

6 Cooma Court, North Geelong Vic 3215

Indicative selling price

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

Range between \$549,000 & \$599,000

Median sale price

Median price \$620,000 Property Type House Suburb North Geelong

Period - From 01/10/2022 to 31/12/2022 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	12 Osborne Av NORTH GEELONG 3215	\$615,000	12/07/2022
2	44 Stubbs Av NORTH GEELONG 3215	\$606,800	15/02/2022
3	1 Pattison Av NORTH GEELONG 3215	\$602,500	23/11/2021

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:

20/02/2023 11:36



Property Type:

Agent Comments

Comparable Properties



12 Osborne Av NORTH GEELONG 3215 (REI/VG)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 12/07/2022

Property Type: House

Land Size: 391 sqm approx



44 Stubbs Av NORTH GEELONG 3215 (VG)

Agent Comments



Price: \$606,800

Method: Sale

Date: 15/02/2022

Property Type: House (Res)

Land Size: 491 sqm approx



1 Pattison Av NORTH GEELONG 3215 (REI/VG) Agent Comments



Price: \$602,500

Method: Sold Before Auction

Date: 23/11/2021

Property Type: House (Res)

Land Size: 592 sqm approx