Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 37 Giddings Street, North Geelong Vic 3215

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$689,000		&		\$739,000				
Median sale price									
Median price	\$755,000	Pro	operty Type	Hou	se		Suburb	North Geelong	
Period - From	01/04/2021	to	31/03/2022		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.

Ade	dress of comparable property	Price	Date of sale
1	77 Giddings St NORTH GEELONG 3215	\$712,000	15/12/2021
2	12 Tallinn St BELL PARK 3215	\$710,000	03/11/2021
3	5 Milan St BELL PARK 3215	\$705,000	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:

30/05/2022 17:18



Harcourts

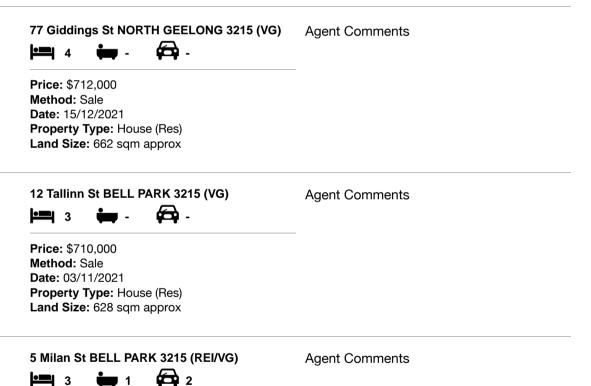




Property Type: House (Res) Land Size: 646 sqm approx Agent Comments Joe Grgic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$689,000 - \$739,000 Median House Price Year ending March 2022: \$755,000

Comparable Properties





Price: \$705,000 Method: Private Sale Date: 23/11/2021 Property Type: House Land Size: 592 sqm approx

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



propertydata

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