

## 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

3/52 CHURCH STREET NORTH GEELONG VIC 3215

### Indicative selling price

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

Single Price

or range  
between

\$295,000

&

\$324,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$287,500

Property type

Unit

Suburb

North Geelong

Period-from

01 May 2023

to

30 Apr 2024

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

3/15 ADDIS STREET GEELONG WEST VIC 3218	\$309,000	28-Feb-24
2/10 BECKLEY STREET HERNE HILL VIC 3218	\$295,000	16-Mar-24
4/11 ELCHO STREET NEWTOWN VIC 3220	\$300,000	12-Jan-24

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: 07 May 2024



## 3/15 ADDIS STREET GEELONG WEST VIC 3218

 1  1  1

Sold Price **\$309,000** Sold Date **28-Feb-24**

Distance **1.75km**



## 2/10 BECKLEY STREET HERNE HILL VIC 3218

 1  1  1

Sold Price **\$295,000** Sold Date **16-Mar-24**

Distance **2.65km**



## 4/11 ELCHO STREET NEWTOWN VIC 3220

 1  1  1

Sold Price **\$300,000** Sold Date **12-Jan-24**

Distance **3.37km**

RS = Recent sale

UN = Undisclosed Sale

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