

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 18 Coxon Parade, 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 \$529,000 & \$579,000

Median sale price

Median price \$522,500 Property type House Suburb North Geelong

Period - From to 09/03/2021 Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 86 Osborne Street, North Geelong VIC 3215	\$525,000	18 th Aug 2020
2 14 Pattison Avenue, North Geelong VIC 3215	\$485,000	3 rd Dec 2020
3 13 Walsgott Street, North Geelong VIC 3215	\$555,000	16 th June 2020

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 09.03.2021