

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

144 Thompson Road, North Geelong Vic 3215

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$610,000

Property Type House

Suburb North Geelong

Period - From 16/09/2019

to 15/09/2020

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	126 Thompson Rd NORTH GEELONG 3215	\$450,000	01/05/2019
2	122 Thompson Rd NORTH GEELONG 3215	\$442,000	25/08/2020
3	35 Deakin St BELL PARK 3215	\$440,000	15/07/2020

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:

16/09/2020 09:40



Property Type:
Agent Comments

Indicative Selling Price

\$450,000

Median House Price

16/09/2019 - 15/09/2020: \$610,000

Comparable Properties



126 Thompson Rd NORTH GEELONG 3215 (REI/VG)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 01/05/2019
Property Type: House
Land Size: 642 sqm approx



122 Thompson Rd NORTH GEELONG 3215 (REI)

Agent Comments



Price: \$442,000
Method: Private Sale
Date: 25/08/2020
Property Type: House
Land Size: 646 sqm approx

35 Deakin St BELL PARK 3215 (VG)

Agent Comments



Price: \$440,000
Method: Sale
Date: 15/07/2020
Property Type: House (Res)
Land Size: 660 sqm approx