

# 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

12 Walsh Grove, North Geelong Vic 3215

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$549,000

&

\$600,000

### Median sale price

Median price

\$602,500

Property Type

House

Suburb

North Geelong

Period - From

01/10/2021

to

31/12/2021

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	11 Hughes St BELL PARK 3215	\$637,850	29/04/2021
2	1 Hughes St BELL PARK 3215	\$570,000	20/01/2022
3	25 Giddings St NORTH GEELONG 3215	\$546,500	29/10/2021

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:

10/03/2022 12:18

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3 1 2

**Rooms:** 5

**Property Type:** House

**Land Size:** 417 sqm approx

**Agent Comments**

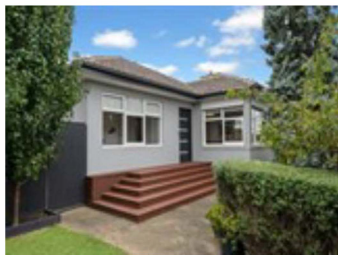
**Indicative Selling Price**

\$549,000 - \$600,000

**Median House Price**

December quarter 2021: \$602,500

## Comparable Properties



**11 Hughes St BELL PARK 3215 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$637,850

**Method:** Private Sale

**Date:** 29/04/2021

**Property Type:** House

**Land Size:** 395 sqm approx



**1 Hughes St BELL PARK 3215 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$ 570,000

**Method:** Sale

**Date:** 20/01/2022

**Property Type:** House (Res)

**Land Size:** 407 sqm approx



**25 Giddings St NORTH GEELONG 3215 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$546,500

**Method:** Private Sale

**Date:** 29/10/2021

**Property Type:** House

**Land Size:** 350 sqm approx