

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/68-72 Osborne Avenue, North Geelong Vic 3215

Indicative selling price

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

Range between \$269,000 & \$295,000

Median sale price

Median price \$457,000 Property Type Unit Suburb North Geelong

Period - From 24/01/2022 to 23/01/2023 Source REIV

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	6/131 Church St GEELONG WEST 3218	\$300,000	24/10/2022
2	1/170 Thompson Rd NORTH GEELONG 3215	\$290,000	14/11/2022
3	13 Coxon Pde NORTH GEELONG 3215	\$285,000	07/12/2022

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:

24/01/2023 09:48



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



6/131 Church St GEELONG WEST 3218 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 24/10/2022

Property Type: Flat/Unit/Apartment (Res)



1/170 Thompson Rd NORTH GEELONG 3215 (REI)

Agent Comments



Price: \$290,000

Method: Private Sale

Date: 14/11/2022

Property Type: Unit

13 Coxon Pde NORTH GEELONG 3215 (VG)

Agent Comments



Price: \$285,000

Method: Sale

Date: 07/12/2022

Property Type: Strata Unit/Flat