Harcourts

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Shane King 5278 7011 0411 141 463

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 andpostcode

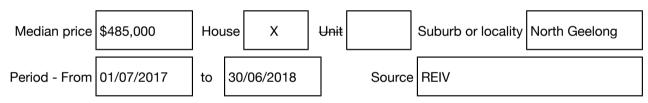
s 95 Wurrook Circuit, North Geelong Vic 3215 r e

Indicative selling price

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

Range between	\$439,000	&	\$479,000
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Median sale price



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 eighteen 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	14 Wurrook Cirt NORTH GEELONG 3215	\$521,000	19/12/2017
2	59b Osborne Av NORTH GEELONG 3215	\$500,000	19/04/2018
3	8 Wurrook Cirt NORTH GEELONG 3215	\$470,000	24/06/2018

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 eighteen months.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





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Rooms: Property Type: Agent Comments Shane King 5278 7011 0411 141 463 shane.king@harcourts.com.au

Indicative Selling Price \$439,000 - \$479,000 Median House Price Year ending June 2018: \$485,000

Comparable Properties



14 Wurrook Cirt NORTH GEELONG 3215 (REI/VG) 3 2 2 2 Price: \$521,000

Method: Private Sale Date: 19/12/2017 Rooms: -Property Type: House (Res)

59b Osborne Av NORTH GEELONG 3215 (VG) Agent Comments



Price: \$500,000 Method: Sale Date: 19/04/2018 Rooms: -Property Type: House (Res) Land Size: 406 sqm approx

8 Wurrook Cirt NORTH GEELONG 3215 (VG)

Agent Comments

Agent Comments



Price: \$470,000 Method: Sale Date: 24/06/2018 Rooms: -Property Type: House (Res) Land Size: 299 sqm approx

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