

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

95 Wurrook Circuit, North Geelong Vic 3215

Indicative selling price

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

Range between \$439,000 & \$479,000

Median sale price

Median price \$485,000 House ☒ Unit ☐ Suburb or locality North Geelong

Period - From 01/07/2017 to 30/06/2018 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 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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Indicative Selling Price

\$439,000 - \$479,000

Median House Price

Year ending June 2018: \$485,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



14 Wurrook Cirt NORTH GEELONG 3215 (REI/VG)

Agent Comments



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



Price: \$470,000

Method: Sale

Date: 24/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 299 sqm approx