

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

2/4 Kerr Street, North Geelong Vic 3215

Indicative selling price

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

Range between \$579,000 & \$629,000

Median sale price

Median price \$332,500 Property Type Unit Suburb North Geelong

Period - From 21/12/2020 to 20/12/2021 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	2 Castle Ct, Bell Park, Vic 3215, Australia	\$633,000	06/11/2021
2	1 Yaraan St, Bell Park, Vic 3215, Australia	\$636,000	18/09/2021
3	16 Stella Ct BELL PARK 3215	\$570,000	26/11/2021

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:

21/12/2021 15:34



3 1 1

Property Type: Unit

Land Size: 385 sqm approx

Agent Comments

Comparable Properties

2 Castle Ct, Bell Park, Vic 3215, Australia (REI) **Agent Comments**

3 2 1

Price: \$633,000

Method:

Date: 06/11/2021

Property Type: Unit

1 Yaraan St, Bell Park, Vic 3215, Australia (REI) **Agent Comments**

3 2 2

Price: \$636,000

Method:

Date: 18/09/2021

Property Type: Unit



16 Stella Ct BELL PARK 3215 (REI)

Agent Comments

3 1 1

Price: \$570,000

Method: Private Sale

Date: 26/11/2021

Property Type: Unit

Land Size: 350 sqm approx