



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2 BIRCH STREET, NORTH GEELONG, VIC**

3 1 -

Indicative Selling Price

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

Price Range: **\$470,000 to \$510,000**

## MEDIAN SALE PRICE



**NORTH GEELONG, VIC, 3215**

Suburb Median Sale Price (House)

**\$424,500**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**7 SARGOOD ST, NORTH GEELONG, VIC 3215**

3 2 1

Sale Price

**\$430,000**

Sale Date: 06/12/2017

Distance from Property: 1.4km



**45 SAYWELL ST, NORTH GEELONG, VIC 3215**

3 1 6

Sale Price

**\$548,000**

Sale Date: 18/11/2017

Distance from Property: 139m



**43 GIDDINGS ST, NORTH GEELONG, VIC 3215**

3 1 2

Sale Price

**\$480,000**

Sale Date: 02/12/2017

Distance from Property: 1.3km



This report has been compiled on 24/04/2018 by H F Richardson & Co Real Estate - Newtown. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

2 BIRCH STREET, 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)

Price Range: \$470,000 to \$510,000

### Median sale price

Median price

\$424,500

House

Unit

Suburb

NORTH GEELONG

Period

01 April 2017 to 31 March 2018

Source



### Comparable property sales

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
7 SARGOOD ST, NORTH GEELONG, VIC 3215	\$430,000	06/12/2017
45 SAYWELL ST, NORTH GEELONG, VIC 3215	\$548,000	18/11/2017
43 GIDDINGS ST, NORTH GEELONG, VIC 3215	\$480,000	02/12/2017