

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

206 Thompson Road, North Geelong Vic 3215

Indicative selling price

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

Range between

\$589,000

&

\$647,000

Median sale price

Median price

\$652,050

Property Type

House

Suburb

North Geelong

Period - From

09/10/2022

to

08/10/2023

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	91 Giddings St NORTH GEELONG 3215	\$650,100	28/06/2023
2	176 Thompson Rd NORTH GEELONG 3215	\$650,000	19/12/2022
3	236 Thompson Rd NORTH GEELONG 3215	\$660,000	07/07/2022

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:

09/10/2023 10:47



Property Type:

Agent Comments

Comparable Properties

91 Giddings St NORTH GEELONG 3215 (REI)

Agent Comments



Price: \$650,100

Method:

Date: 28/06/2023

Property Type: House

176 Thompson Rd NORTH GEELONG 3215 (REI)

Agent Comments



Price: \$650,000

Method:

Date: 19/12/2022

Property Type: House



236 Thompson Rd NORTH GEELONG 3215 (VG)

Agent Comments



Price: \$660,000

Method: Sale

Date: 07/07/2022

Property Type: House (Res)

Land Size: 613 sqm approx