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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$589,000		&		\$647,000			
Median sale p	rice							
Median price	\$652,050	Pro	Property Type House		se		Suburb	North Geelong
Period - From	09/10/2022	to	08/10/2023		So	urce	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.

Ad	dress 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



Harcourts





Property Type: Agent Comments Nick De Stefano 5278 7011 0431 230 124 nick.destefano@harcourts.com.au

Indicative Selling Price \$589,000 - \$647,000 Median House Price 09/10/2022 - 08/10/2023: \$652,050

Comparable Properties





236 Thompson Rd NORTH GEELONG 3215 Agent ((VG)

Price: \$660,000 Method: Sale Date: 07/07/2022 Property Type: House (Res) Land Size: 613 sqm approx

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



propertydata

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