

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 1/46 Giddings Street, NORTH GEELONG 3215

### Indicative selling price

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

**Range \$365,000 - \$395,000**

### Median sale price

Median **House** for **NORTH GEELONG** for period **Oct 2018 - Sep 2019**

Sourced from **Core Logic**.

**\$498,500**

### 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 the most comparable to the property for sale.

**1/9 Osbourne Avenue,**  
North Geelong 3215

**Price \$445,000** Sold 23  
February 2019

**1/20 Vistula Avenue,**  
Bell Park 3215

**Price \$334,000** Sold 16  
March 2019

**111 Ballarat Road,**  
Bell Park 3215

**Price \$390,000** Sold 20  
April 2019

This Statement of Information was prepared on 4th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Core Logic.

House

3 beds

1 baths

1 parking

### Gartland Property

71 Little Malop Street,  
Geelong VIC 3220

### Contact agents



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**GARTLAND**  
PROPERTY