

STATEMENT OF INFORMATION

63 WALSGOTT STREET, NORTH GEELONG, VIC 3215

PREPARED BY DAVID PHILLIPS, FRUIT PROPERTY GEELONG



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



63 WALSGOTT STREET, NORTH

 3  1  1

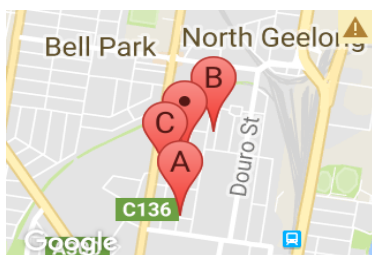
Indicative Selling Price

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

Price Range: \$309,000 to \$335,000

Provided by: David Phillips, Fruit Property Geelong

MEDIAN SALE PRICE



NORTH GEELONG, VIC, 3215

Suburb Median Sale Price (House)

\$410,000

01 April 2017 to 30 September 2017

Provided by: 

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.



2 WALSGOTT ST, NORTH GEELONG, VIC 3215

 3  1  2

Sale Price

\$335,000

Sale Date: 20/07/2017

Distance from Property: 429m



87 KILDARE ST, NORTH GEELONG, VIC 3215

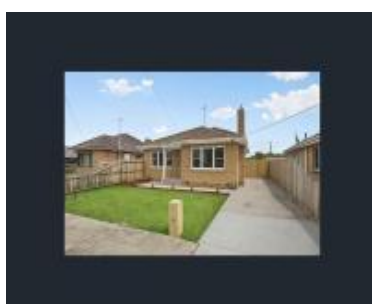
 3  -  -

Sale Price

\$318,000

Sale Date: 19/01/2017

Distance from Property: 252m



33 OSBORNE AVE, NORTH GEELONG, VIC 3215

 3  1  2

Sale Price

\$308,000

Sale Date: 10/12/2016

Distance from Property: 196m



This report has been compiled on 01/11/2017 by Fruit Property Geelong. Property Data Solutions Pty Ltd 2017 - 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

63 WALSGOTT STREET, NORTH GEELONG, VIC 3215

Indicative selling price

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

Price Range:

\$309,000 to \$335,000

Median sale price

Median price

\$410,000

House

X

Unit


Suburb

NORTH GEELONG

Period

01 April 2017 to 30 September 2017

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
2 WALSGOTT ST, NORTH GEELONG, VIC 3215	\$335,000	20/07/2017
87 KILDARE ST, NORTH GEELONG, VIC 3215	\$318,000	19/01/2017
33 OSBORNE AVE, NORTH GEELONG, VIC 3215	\$308,000	10/12/2016