

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

1 Birdie Court, North Geelong Vic 3215

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$620,000 Property Type House Suburb North Geelong

Period - From 01/10/2022 to 31/12/2022 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	1 Weddell Rd NORTH GEELONG 3215	\$645,000	19/08/2022
2	54 Craddock St NORTH GEELONG 3215	\$635,550	22/12/2022
3	1 Pattison Av NORTH GEELONG 3215	\$602,500	23/11/2021

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:

31/01/2023 13:08

1 Birdie Court, North Geelong Vic 3215

Harcourts

Joe Grgic

5278 7011

0438 328 728

joe.grgic@harcourts.com.au

Indicative Selling Price

\$550,000 - \$600,000

Median House Price

December quarter 2022: \$620,000



Property Type: Land

Land Size: 723 sqm approx

Agent Comments

Comparable Properties

1 Weddell Rd NORTH GEELONG 3215 (VG)

Agent Comments



Price: \$645,000

Method: Sale

Date: 19/08/2022

Property Type: House (Res)

Land Size: 616 sqm approx



54 Craddock St NORTH GEELONG 3215 (VG)

Agent Comments



Price: \$635,550

Method: Sale

Date: 22/12/2022

Property Type: House (Res)

Land Size: 627 sqm approx



1 Pattison Av NORTH GEELONG 3215 (REI/VG)

Agent Comments



Price: \$602,500

Method: Sold Before Auction

Date: 23/11/2021

Property Type: House (Res)

Land Size: 592 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.