

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/116 Thompson Road, North Geelong Vic 3215

Indicative selling price

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

Range between

\$449,000

&

\$489,000

Median sale price

Median price

\$332,500

Property Type

Unit

Suburb

North Geelong

Period - From

16/12/2020

to

15/12/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2/12 Castle Ct BELL PARK 3215	\$540,000	21/09/2021
2	3/4 Lily St HAMLYN HEIGHTS 3215	\$495,000	17/09/2021
3	1/12 Castle Ct BELL PARK 3215	\$490,000	19/08/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/12/2021 09:34



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$449,000 - \$489,000
Median Unit Price
16/12/2020 - 15/12/2021: \$332,500

Comparable Properties



2/12 Castle Ct BELL PARK 3215 (REI/VG)

Agent Comments

3 1 2

Price: \$540,000
Method: Private Sale
Date: 21/09/2021
Property Type: Unit
Land Size: 197 sqm approx

3/4 Lily St HAMLYN HEIGHTS 3215 (VG)

Agent Comments

2 - -

Price: \$495,000
Method: Sale
Date: 17/09/2021
Property Type: Flat/Unit/Apartment (Res)



1/12 Castle Ct BELL PARK 3215 (VG)

Agent Comments

2 - -

Price: \$490,000
Method: Sale
Date: 19/08/2021
Property Type: Flat/Unit/Apartment (Res)