

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

**42 Wurrook Circuit, North Geelong VIC 3215**

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$600,000 & \$649,000

**Median sale price**

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

Period - From 01/12/2023 to 30/11/2024 Source Corelogic

**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 twelve 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. 31-33 Wurrook Circuit North Geelong VIC 3215	\$670,000	07/07/2024
2. 25 Wurrook Circuit, North Geelong VIC 3215	\$620,000	20/04/2024
3. 28 Jobbins Street, North Geelong VIC 3215	\$620,000	25/01/2024

This Statement of Information was prepared on: 02/12/2024