

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

1/58 Giddings Street, North Geelong Vic 3215

Indicative selling price

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

Range between

\$579,000

&

\$619,000

Median sale price

Median price

\$502,500

Property Type

Unit

Suburb

North Geelong

Period - From

09/05/2021

to

08/05/2022

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	2/4 Kerr St NORTH GEELONG 3215	\$620,000	14/01/2022
2	2/25 Maple Cr BELL PARK 3215	\$581,000	27/10/2021
3	1/34 Roma St BELL PARK 3215	\$570,000	26/11/2021

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:

09/05/2022 14:26

1/58 Giddings Street, North Geelong Vic 3215

Harcourts

Joe Grgic

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Indicative Selling Price

\$579,000 - \$619,000

Median Unit Price

09/05/2021 - 08/05/2022: \$502,500



Property Type:

Agent Comments

Comparable Properties



2/4 Kerr St NORTH GEELONG 3215 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 14/01/2022

Property Type: Unit

Land Size: 350 sqm approx

2/25 Maple Cr BELL PARK 3215 (VG)

Agent Comments



Price: \$581,000

Method: Sale

Date: 27/10/2021

Property Type: Flat/Unit/Apartment (Res)

1/34 Roma St BELL PARK 3215 (VG)

Agent Comments



Price: \$570,000

Method: Sale

Date: 26/11/2021

Property Type: Flat/Unit/Apartment (Res)

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



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