

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 and
postcode

1/44 CRADDOCK STREET NORTH GEELONG VIC 3215

Indicative selling price

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

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$382,500

Property type

Unit

Suburb

North Geelong

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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

1/43 CHURCH STREET GEELONG WEST VIC 3218	\$416,000	07-May-22
1/1-4 HOWE COURT GEELONG WEST VIC 3218	\$423,500	05-Apr-22
3/3 EVERETT CLOSE HERNE HILL VIC 3218	\$440,000	02-Jun-22

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: 05 August 2022



**1/43 CHURCH STREET GEELONG
WEST VIC 3218**

 2  1  1

Sold Price

\$416,000

Sold Date **07-May-22**

Distance **0.41km**



**1/1-4 HOWE COURT GEELONG
WEST VIC 3218**

 2  1  2

Sold Price

\$423,500

Sold Date **05-Apr-22**

Distance **0.66km**



**3/3 EVERETT CLOSE HERNE HILL
VIC 3218**

 2  1  1

Sold Price

\$440,000

Sold Date **02-Jun-22**

Distance **1.8km**

RS = Recent sale

UN = Undisclosed Sale

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