Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 27 Giddings Street, North Geelong Vic 3215

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$570,000		&		\$620,000			
Median sale p	rice							
Median price	\$650,000	Pro	operty Type	Hou	se		Suburb	North Geelong
Period - From	31/10/2022	to	30/10/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	9 Giddings St NORTH GEELONG 3215	\$630,000	04/07/2022
2	83 Kildare St NORTH GEELONG 3215	\$565,000	15/03/2023
3	162 Thompson Rd NORTH GEELONG 3215	\$550,000	03/10/2022

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:

31/10/2023 09:50



Harcourts





Property Type: House Land Size: 641 sqm approx Agent Comments

Joe Graic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$570,000 - \$620,000 **Median House Price** 31/10/2022 - 30/10/2023: \$650,000

Agent Comments

Agent Comments

Comparable Properties



9 Giddings St NORTH GEELONG 3215 (VG) '⇔ -**-** 3

Price: \$630,000 Method: Sale Date: 04/07/2022 Property Type: House (Res) Land Size: 646 sqm approx

83 Kildare St NORTH GEELONG 3215 (VG)

- 3

Price: \$565,000 Method: Sale Date: 15/03/2023 Property Type: House (Res) Land Size: 613 sqm approx

162 Thompson Rd NORTH GEELONG 3215 Agent Comments (VG)



Price: \$550.000 Method: Sale Date: 03/10/2022 Property Type: House (Res) Land Size: 649 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.