

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

1/4 Birdie Court, North Geelong VIC 3215

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$440,000

Property Type

Unit

Suburb

North Geelong

Period - From

14/02/2025

to

14/08/2025

Source

price_finder

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/42 Weddell Road North Geelong VIC	\$485,000	07/05/2025
1/5 Weddell Road North Geelong VIC	\$530,000	27/06/2025
1/12 Walsgott Street North Geelong VIC	\$591,500	30/05/2025

This Statement of Information was prepared on:

15/08/2025