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

218 THOMPSON ROAD NORTH GEELONG VIC 3215

Indicative selling price

Period-from

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

Single Price		or range between	\$550,000	&	\$600,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$670,000	Property type	House	Suburb	North Geelong			

31 Jul 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Aug 2022

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.

to

Address of comparable property	Price	Date of sale	
40 OLYMPIC AVENUE NORLANE VIC 3214	\$550,000	26-Apr-22	
82 PRINCES HIGHWAY NORLANE VIC 3214	\$575,000	27-Oct-22	
56 SPARKS ROAD NORLANE VIC 3214	\$585,300	17-Feb-22	

OR

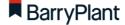
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 02 August 2023



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	40 OLYMPIC AVENUE NORLANE VIC 3214	Sold Price	\$550,000 Sold	Date 26-Apr-22
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82 PRINCES HIGHWAY NORLANE VIC 3214	Sold Price	\$575,000	Sold Date	27-Oct-22
🖺 4 🕒 1 🞧 1			Distance	2.61km



56 SPARKS ROAD NORLANE VIC 3214		Sold Price	\$585,300	Sold Date	17-Feb-22	
➡ 5	1 🖳	م 3			Distance	2.62km

RS = Recent sale UN = Undisclosed Sale

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