

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

21 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

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

North Geelong

Period-from

01 Sep 2020

to

31 Aug 2021

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

20 John Street Geelong West VIC 3218	\$1,100,000	09-Sep-21
21 Bayview Parade Hamlyn Heights VIC 3215	\$916,000	04-Sep-21
14 Kooyong Road Geelong VIC 3220	\$1,000,000	09-Jun-21

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: 28 September 2021



20 John Street Geelong West VIC 3218

Sold Price

^{RS} **\$1,100,000**

Sold Date

09-Sep-21

3 2 2

Distance

0.83km



21 Bayview Parade Hamlyn Heights VIC 3215

Sold Price

^{RS} **\$916,000**

Sold Date

04-Sep-21

4 2 2

Distance

1.43km



14 Kooyong Road Geelong VIC 3220

Sold Price

\$1,000,000

Sold Date

09-Jun-21

4 2 1

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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