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 or locality and postcode	139 Wurrook Circuit, 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 $710,000 Property Type House Suburb North Geelong

Period - From 01/04/2024 to 30/06/2024 Source 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.

	Address of comparable property	Price	Date of sale
1	2/74 Ernest St BELL POST HILL 3215	$535,000	05/08/2024
2	113 Kildare St NORTH GEELONG 3215	$520,000	10/07/2024
3	115 Wurrook Cirt NORTH GEELONG 3215	$550,000	19/02/2024

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: 09/09/2024 17:20

139 Wurrook Circuit, North Geelong Vic 3215



3 2 1

Property Type: House
Land Size: 312 sqm approx

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median House Price
June quarter 2024: $710,000

Comparable Properties



2/74 Ernest St BELL POST HILL 3215 (REI)

3 2 2

Price: $535,000
Method: Private Sale
Date: 05/08/2024
Property Type: House
Land Size: 267 sqm approx

Agent Comments



113 Kildare St NORTH GEELONG 3215 (VG)

3 - -

Price: $520,000
Method: Sale
Date: 10/07/2024
Property Type: House (Res)
Land Size: 316 sqm approx

Agent Comments



115 Wurrook Cirt NORTH GEELONG 3215 (REI/VG)

3 2 2

Price: $550,000
Method: Private Sale
Date: 19/02/2024
Property Type: House
Land Size: 255 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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