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<br>Including suburb or locality and postcode | 50 Wurrook Circuit, North Geelong Vic 3215 |

## Indicative selling price

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

Single price $530,000

## Median sale price

Median price $640,000 Property Type House Suburb North Geelong

Period - From 01/10/2023 to 30/09/2024 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 | 49 Wurrook Cirt NORTH GEELONG 3215 | $530,000 | 27/11/2024 |
| 2 | 115 Wurrook Cirt NORTH GEELONG 3215 | $550,000 | 19/02/2024 |
| 3 | 58 Wurrook Cirt NORTH GEELONG 3215 | $555,000 | 04/10/2023 |

**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: 20/12/2024 10:30

# 50 Wurrook Circuit, North Geelong Vic 3215



**Property Type:**
Agent Comments

**Indicative Selling Price**
$530,000
**Median House Price**
Year ending September 2024: $640,000

## Comparable Properties



**49 Wurrook Cirt NORTH GEELONG 3215 (REI)**

3 2 1

Agent Comments

**Price:** $530,000
**Method:** Private Sale
**Date:** 27/11/2024
**Property Type:** House
**Land Size:** 298 sqm approx



**115 Wurrook Cirt NORTH GEELONG 3215 (REI/VG)**

3 2 2

Agent Comments

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



**58 Wurrook Cirt NORTH GEELONG 3215 (REI/VG)**

3 2 1

Agent Comments

**Price:** $555,000
**Method:** Private Sale
**Date:** 04/10/2023
**Property Type:** House
**Land Size:** 254 sqm approx

**Account** - Jellis Craig | P: 03 5222 7325

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