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

Range between $980,000 & $1,050,000

Median sale price

Median price $630,000 Property Type House Suburb North Geelong

Period - From 15/07/2024 to 13/01/2025 Source core_logic

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

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 eighteen months.

Address of comparable property	Price	Date of sale
25 Sargood Street, North Geelong, Vic 3215	$1,015,000	23/07/2024
95 Shackleton Street Belmont VIC 3216	$1,025,000	09/09/2024

This Statement of Information was prepared on: 15/01/2025