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	15 Coxon Parade, North Geelong, VIC 3215

Indicative selling price

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

Range between $259,000 & $279,000

Median sale price

Median price 287,500 Property Type Unit Suburb NORTH GEELONG

Period - From 27/05/2023 to 26/11/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 21 Coxon Parade North Geelong Vic 3215	$260,000	2024-10-29
2 5/170-172 Thompson Road North Geelong Vic 3215	$270,000	2024-02-03
3 8/75 Heytesbury Street Herne Hill Vic 3218	$275,000	2024-10-16

This Statement of Information was prepared on: 27/11/2024