

Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

54 GUTHRIE AVENUE, NORTH GEELONG, VIC 3215

Indicative selling price

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

Single price

or range between

\$685,000

&

\$740,000

Median sale price

Median price

\$650,100

Property Type

House

Suburb

NORTH GEELONG

Period - From

01/07/2022

to

30/06/2023

Source

REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

15 GUTHRIE AVENUE, NORTH GEELONG	\$730,000	24 July 2023
11 GUTHRIE AVENUE, NORTH GEELONG	\$860,000	06 May 2023
32 SAYWELL STREET, NORTH GEELONG	\$575,000	06 Sept 2023

This Statement of Information was prepared on: 3/10/2023