

Statement of Information

Sections 47AF of the Estate Agents Act 1980



Lot 2 Bingley Crt, Bell Post Hill

0 0 0

Indicative selling price: \$259,000

Bed Bath Car

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

Bell Post Hill

Median House Price: \$411,250
 Period From: 01/01/2017
 Source: Pricfinder

Median Unit Price:
 Period to: 30/06/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
85 Rutledge Bvd, North Geelong	Land	0	0	0	\$260,000	02/05/2017	513m2
115 Rutledge Bvd, North Geelong	Land	0	0	0	\$255,000	03/07/2017	478m2
117 Rutledge Bvd, North Geelong	Land	0	0	0	\$260,000	22/06/2017	588m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 30 August 2017

Agent Details
 Jason Barnett AREI
 0417 585 221

jason@barnettproperty.com.au

Owen Sharkey
 0417 365 607
 owen.sharkey@landmarkharcourts.com.au

Statement of Information

Sections 47AF of the Estate Agents Act 1980



Lot 3 Karl St, Bell Post Hill

0 0 0

Indicative selling price: \$239,000

Bed Bath Car

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

Bell Post Hill

Median House Price: \$411,250
 Period From: 01/01/2017
 Source: Pricfinder

Median Unit Price:
 Period to: 30/06/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
85 Rutledge Bvd, North Geelong	Land	0	0	0	\$260,000	02/05/2017	513m2
115 Rutledge Bvd, North Geelong	Land	0	0	0	\$255,000	03/07/2017	478m2
117 Rutledge Bvd, North Geelong	Land	0	0	0	\$260,000	22/06/2017	588m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 30 August 2017

Agent Details
 Jason Barnett AREI
 0417 585 221

jason@barnettproperty.com.au

Owen Sharkey
 0417 365 607
 owen.sharkey@landmarkharcourts.com.au

Statement of Information

Sections 47AF of the Estate Agents Act 1980



Lot 4 Karl St, Bell Post Hill

0 0 0

Indicative selling price: \$245,000

Bed Bath Car

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

Bell Post Hill

Median House Price: \$411,250
 Period From: 01/01/2017
 Source: Pricfinder

Median Unit Price:
 Period to: 30/06/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
85 Rutledge Bvd, North Geelong	Land	0	0	0	\$260,000	02/05/2017	513m2
115 Rutledge Bvd, North Geelong	Land	0	0	0	\$255,000	03/07/2017	478m2
117 Rutledge Bvd, North Geelong	Land	0	0	0	\$260,000	22/06/2017	588m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 30 August 2017

Agent Details
 Jason Barnett AREI
 0417 585 221

jason@barnettproperty.com.au

Owen Sharkey
 0417 365 607
 owen.sharkey@landmarkcourts.com.au

Statement of Information

Sections 47AF of the Estate Agents Act 1980



Lot 5 Karl St, Bell Post Hill

0 0 0

Indicative selling price: \$247,000

Bed Bath Car

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

Bell Post Hill

Median House Price: \$411,250

Median Unit Price:

Period From: 01/01/2017

Period to: 30/06/2017

Source: Pricfinder

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
85 Rutledge Bvd, North Geelong	Land	0	0	0	\$260,000	02/05/2017	513m2
115 Rutledge Bvd, North Geelong	Land	0	0	0	\$255,000	03/07/2017	478m2
117 Rutledge Bvd, North Geelong	Land	0	0	0	\$260,000	22/06/2017	588m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 30 August 2017

Agent Details

Jason Barnett AREI

0417 585 221

jason@barnettproperty.com.au

Owen Sharkey

0417 365 607

owen.sharkey@landmarkharcourts.com.au

Statement of Information

Sections 47AF of the Estate Agents Act 1980



Lot 6 Karl Street, Bell Post Hill

0 0 0

Indicative selling price: \$249,000

Bed Bath Car

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

Bell Post Hill

Median House Price: \$411,250
 Period From: 01/01/2017
 Source: Pricfinder

Median Unit Price:
 Period to: 30/06/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
85 Rutledge Bvd, North Geelong	Land	0	0	0	\$260,000	02/05/2017	513m2
115 Rutledge Bvd, North Geelong	Land	0	0	0	\$255,000	03/07/2017	478m2
117 Rutledge Bvd, North Geelong	Land	0	0	0	\$260,000	22/06/2017	588m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 30 August 2017

Agent Details
 Jason Barnett AREI
 0417 585 221

jason@barnettproperty.com.au

Owen Sharkey
 0417 365 607
owen.sharkey@landmarkharcourts.com.au

Statement of Information

Sections 47AF of the Estate Agents Act 1980



Lot 7 Karl St, Bell Post Hill

0 0 0

Indicative selling price: \$252,000

Bed Bath Car

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

Bell Post Hill

Median House Price: \$411,250
 Period From: 01/01/2017
 Source: Pricfinder

Median Unit Price:
 Period to: 30/06/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
85 Rutledge Bvd, North Geelong	Land	0	0	0	\$260,000	02/05/2017	513m2
115 Rutledge Bvd, North Geelong	Land	0	0	0	\$255,000	03/07/2017	478m2
117 Rutledge Bvd, North Geelong	Land	0	0	0	\$260,000	22/06/2017	588m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 30 August 2017

Agent Details
 Jason Barnett AREI
 0417 585 221

jason@barnettproperty.com.au

Owen Sharkey
 0417 365 607
owen.sharkey@landmarkharcourts.com.au

Statement of Information

Sections 47AF of the Estate Agents Act 1980



Lot 8 Karl St, Bell Post Hill

0 0 0

Indicative selling price: \$254,500

Bed Bath Car

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

Bell Post Hill

Median House Price: \$411,250
 Period From: 01/01/2017
 Source: Pricfinder

Median Unit Price:
 Period to: 30/06/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
85 Rutledge Bvd, North Geelong	Land	0	0	0	\$260,000	02/05/2017	513m2
115 Rutledge Bvd, North Geelong	Land	0	0	0	\$255,000	03/07/2017	478m2
117 Rutledge Bvd, North Geelong	Land	0	0	0	\$260,000	22/06/2017	588m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 30 August 2017

Agent Details
 Jason Barnett AREI
 0417 585 221

jason@barnettproperty.com.au

Owen Sharkey
 0417 365 607
owen.sharkey@landmarkharcourts.com.au

Statement of Information

Sections 47AF of the Estate Agents Act 1980



Lot 30 Rollins Rd, Bell Post Hill

0 0 0

Indicative selling price: \$225,000

Bed Bath Car

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

Bell Post Hill

Median House Price: \$411,250
 Period From: 01/01/2017
 Source: Pricfinder

Median Unit Price:
 Period to: 30/06/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
19 Power Way, North Geelong	Land	0	0	0	\$240,000	03/04/2017	440m2
11 Rutledge Bvd, North Geelong	Land	0	0	0	\$220,000	12/04/2017	432m2
25 Rutledge Bvd, North Geelong	Land	0	0	0	\$222,000	22/05/2017	432m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 30 August 2017

Agent Details
 Jason Barnett AREI
 0417 585 221

jason@barnettproperty.com.au

Owen Sharkey
 0417 365 607
 owen.sharkey@landmarkcourts.com.au

Statement of Information

Sections 47AF of the Estate Agents Act 1980



Lot 31 Rollins Rd, Bell Post Hill

0 0 0

Indicative selling price: \$225,000

Bed Bath Car

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

Bell post hill

Median House Price: \$411,250
 Period From: 01/01/2017
 Source: Pricfinder

Median Unit Price:
 Period to: 30/06/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
19 Power Way, North Geelong	Land	0	0	0	\$240,000	03/04/2017	440m2
11 Rutledge Bvd, North Geelong	Land	0	0	0	\$220,000	12/04/2017	432m2
25 Rutledge Bvd, North Geelong	Land	0	0	0	\$222,000	22/05/2017	432m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 30 August 2017

Agent Details

Jason Barnett AREI
 0417 585 221

jason@barnettproperty.com.au

Owen Sharkey
 0417 365 607

owen.sharkey@landmarkharcourts.com.au

Statement of Information

Sections 47AF of the Estate Agents Act 1980



Lot 32 Rollins Rd, Bell Post Hill

0 0 0

Indicative selling price: \$225,000

Bed Bath Car

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

Bell Post Hill

Median House Price: \$411,250
 Period From: 01/01/2017
 Source: Pricfinder

Median Unit Price:
 Period to: 30/06/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
19 Power Way, North Geelong	Land	0	0	0	\$240,000	03/04/2017	440m2
11 Rutledge Bvd, North Geelong	Land	0	0	0	\$220,000	12/04/2017	432m2
25 Rutledge Bvd, North Geelong	Land	0	0	0	\$222,000	22/05/2017	432m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 30 August 2017

Agent Details
 Jason Barnett AREI
 0417 585 221

jason@barnettproperty.com.au

Owen Sharkey
 0417 365 607
 owen.sharkey@landmarkharcourts.com.au

Statement of Information

Sections 47AF of the Estate Agents Act 1980



Lot 33 Rollins Rd, Bell Post Hill

0 0 0

Indicative selling price: \$225,000

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

Bed Bath Car

Bell Post Hill

Median House Price: \$411,250
 Period From: 01/01/2017
 Source: Pricfinder

Median Unit Price:
 Period to: 30/06/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
19 Power Way, North Geelong	Land	0	0	0	\$240,000	03/04/2017	440m2
11 Rutledge Bvd, North Geelong	Land	0	0	0	\$220,000	12/04/2017	432m2
25 Rutledge Bvd, North Geelong	Land	0	0	0	\$222,000	22/05/2017	432m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 30 August 2017

Agent Details
 Jason Barnett AREI
 0417 585 221

jason@barnettproperty.com.au

Owen Sharkey
 0417 365 607
 owen.sharkey@landmarkharcourts.com.au

Statement of Information

Sections 47AF of the Estate Agents Act 1980



Lot 1 Bingley Crt, Bell Post Hill

0 0 0

Indicative selling price: \$265,000

Bed Bath Car

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

Bell Post Hill

Median House Price: \$411,250
 Period From: 01/01/2017
 Source: Pricfinder

Median Unit Price:
 Period to: 30/06/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
125 Anakie Rd, Bell Post Hill	Land	0	0	0	\$275,000	07/09/2016	652m2
117 Rutledge Bvd, North Geelong	Land	0	0	0	\$260,000	22/06/2017	588m2
85 Rutledge Bvd, North Geelong	Land	0	0	0	\$260,000	02/05/2017	513m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 30 August 2017

Agent Details

Jason Barnett AREI
 0417 585 221

jason@barnettproperty.com.au

Owen Sharkey
 0417 365 607

owen.sharkey@landmarkharcourts.com.au