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 or locality and postcode

1 Page Street, Norlane Vic 3214

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$549,000		&		\$600,000			
Median sale p	rice							
Median price	\$495,000	Pro	operty Type	Hou	ISE		Suburb	Norlane
Period - From	01/01/2022	to	31/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	9 Darebin St NORLANE 3214	\$600,000	02/05/2022
2	20 Darebin St NORLANE 3214	\$595,000	08/03/2022
3	2 Page St NORLANE 3214	\$557,500	25/01/2022

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:

03/06/2022 11:10



1 Page Street, Norlane Vic 3214

Harcourts





Property Type: House (Previously Occupied - Detached) Land Size: 576 sqm approx Agent Comments Shane King 5278 7011 0411 141 463 shane.king@harcourts.com.au

> Indicative Selling Price \$549,000 - \$600,000 Median House Price March quarter 2022: \$495,000

Comparable Properties





2 Page St NORLANE 3214 (VG)



Price: \$557,500 Method: Sale Date: 25/01/2022 Property Type: House (Res) Land Size: 576 sqm approx Agent Comments

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555





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