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

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

3B Waverley Street, Norlane Vic 3214

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$429,000		&		\$469,000			
Median sale pr	rice							
Median price	\$345,000	Pro	operty Type	Unit			Suburb	Norlane
Period - From	18/06/2020	to	17/06/2021		So	urce	REIV	

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2d Alkira Av NORLANE 3214	\$419,000	19/03/2021
2	1/23 Princess Rd CORIO 3214	\$430,000	10/11/2020
3	1/54 Donnybrook Rd NORLANE 3214	\$445,000	31/01/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

18/06/2021 09:51



Harcourts





Property Type: Unit **Land Size:** 317 sqm approx Agent Comments Indicative Selling Price \$429,000 - \$469,000 Median Unit Price 18/06/2020 - 17/06/2021: \$345,000

Comparable Properties

2d Alkira Av NORLANE 3214 (VG)



Price: \$419,000 Method: Sale Date: 19/03/2021 Property Type: Flat/Unit/Apartment (Res) Agent Comments

Agent Comments



1/23 Princess Rd CORIO 3214 (VG)



Price: \$430,000 Method: Sale Date: 10/11/2020 Property Type: Flat/Unit/Apartment (Res)

Agent Comments



Price: \$445,000 Method: Sale Date: 31/01/2020 Property Type: Flat/Unit/Apartment (Res)

1/54 Donnybrook Rd NORLANE 3214 (VG)

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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. 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.