

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

37 Swallow Crescent, Norlane Vic 3214

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$462,500 Property Type House Suburb Norlane

Period - From 01/07/2023 to 30/09/2023 Source 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.

	Address of comparable property	Price	Date of sale
1	45 Rose Av NORLANE 3214	\$450,000	18/10/2023
2	9 Swallow Cr NORLANE 3214	\$450,000	26/10/2022
3	28 Swallow Cr NORLANE 3214	\$420,000	03/10/2023

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:

24/11/2023 13:44

37 Swallow Crescent, Norlane Vic 3214

Harcourts

Nick De Stefano

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Indicative Selling Price

\$400,000 - \$440,000

Median House Price

September quarter 2023: \$462,500



4 1 2

Property Type: House

Land Size: 612 sqm approx

Agent Comments

Comparable Properties



45 Rose Av NORLANE 3214 (REI)

Agent Comments

3 1 4

Price: \$450,000

Method: Private Sale

Date: 18/10/2023

Property Type: House

Land Size: 617 sqm approx



9 Swallow Cr NORLANE 3214 (REI/VG)

Agent Comments

2 1 3

Price: \$450,000

Method: Private Sale

Date: 26/10/2022

Property Type: House

Land Size: 557 sqm approx



28 Swallow Cr NORLANE 3214 (REI)

Agent Comments

2 1 2

Price: \$420,000

Method: Private Sale

Date: 03/10/2023

Property Type: House

Land Size: 557 sqm approx

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



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