Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	45 Bellbird Avenue, Norlane Vic 3214
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$389,000 & \$425,000	Range between	\$389,000	&	\$425,000
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Median sale price

Median price	\$417,500	Pro	perty Type	louse		Suburb	Norlane
Period - From	01/01/2021	to	31/03/2021	S	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.

Ad	dress of comparable property	Price	Date of sale
1	1 Finch St NORLANE 3214	\$417,500	31/03/2021
2	8 Donnelly Av NORLANE 3214	\$400,000	14/04/2021
3	102 Robin Av NORLANE 3214	\$368,000	11/03/2021

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:	14/05/2021 23:08





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> **Indicative Selling Price** \$389,000 - \$425,000 **Median House Price**

March quarter 2021: \$417,500









Property Type: House (Previously Occupied - Detached) Land Size: 557 sqm approx

Agent Comments

Comparable Properties



1 Finch St NORLANE 3214 (REI/VG)

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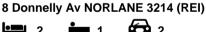




Price: \$417,500 Method: Private Sale Date: 31/03/2021 Property Type: House Land Size: 557 sqm approx







Price: \$400,000 Method: Private Sale Date: 14/04/2021 Property Type: House **Agent Comments**





102 Robin Av NORLANE 3214 (REI/VG)

-3





Price: \$368,000 Method: Private Sale Date: 11/03/2021 Property Type: House Land Size: 557 sqm approx Agent Comments

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



