

# 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

48 Swallow Crescent, Norlane Vic 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$380,000 & \$405,000

### Median sale price

Median price \$500,000 Property Type House Suburb Norlane

Period - From 01/01/2022 to 31/12/2022 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	158 Sparks Rd NORLANE 3214	\$420,000	06/03/2023
2	576 Thompson Rd NORLANE 3214	\$400,000	14/02/2023
3	3 Gull St NORLANE 3214	\$360,000	21/03/2023

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:

30/03/2023 10:01



3 1 2

**Property Type:** House  
**Land Size:** 558 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$380,000 - \$405,000  
**Median House Price**  
Year ending December 2022: \$500,000

## Comparable Properties



**158 Sparks Rd NORLANE 3214 (REI)**

**Agent Comments**

2 1 3

**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 06/03/2023  
**Property Type:** House  
**Land Size:** 688 sqm approx



**576 Thompson Rd NORLANE 3214 (RE/VG)**

**Agent Comments**

2 1 1

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 14/02/2023  
**Property Type:** House  
**Land Size:** 604 sqm approx



**3 Gull St NORLANE 3214 (REI)**

**Agent Comments**

2 1 1

**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 21/03/2023  
**Property Type:** House  
**Land Size:** 557 sqm approx