### 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									
Range betwee	\$380,000		&		\$405,000				
Median sale p	rice								
Median price	\$500,000	Pro	operty Type	Hou	se		Suburb	Norlane	
Period - From	01/01/2022	to	31/12/2022		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.

Ado	dress 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



48 Swallow Crescent, Norlane Vic 3214

# Harcourts





Property Type: House Land Size: 558 sqm approx Agent Comments 03 5278 7011 0435 895 281 eric.ly@harcourts.com.au Indicative Selling Price

Eric Lv

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

## **Comparable Properties**



158 Sparks Rd NORLANE 3214 (REI)

576 Thompson Rd NORLANE 3214 (REI/VG)

1



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

Agent Comments



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

2



3 Gull St NORLANE 3214 (REI)

Agent Comments

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

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



propertydata will constitute does not warr any person usi

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.