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



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