

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

40 Swallow Crescent, Norlane Vic 3214

Indicative selling price

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

Range between \$449,000

&

\$493,000

Median sale price

Median price \$530,000

Property Type House

Suburb Norlane

Period - From 01/04/2022

to

30/06/2022

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	92 Robin Av NORLANE 3214	\$550,000	25/07/2022
2	2 Thrush St NORLANE 3214	\$550,000	02/02/2022
3	12 Bingara Av NORLANE 3214	\$535,000	15/12/2021

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:

03/10/2022 14:39



2 1 2

Property Type: House

Land Size: 792 sqm approx

Agent Comments

Comparable Properties



92 Robin Av NORLANE 3214 (REI/VG)

Agent Comments

3 1 2

Price: \$550,000

Method: Private Sale

Date: 25/07/2022

Property Type: House

Land Size: 578 sqm approx



2 Thrush St NORLANE 3214 (REI/VG)

Agent Comments

4 1 3

Price: \$550,000

Method: Private Sale

Date: 02/02/2022

Property Type: House

Land Size: 765 sqm approx



12 Bingara Av NORLANE 3214 (VG)

Agent Comments

4 - -

Price: \$535,000

Method: Sale

Date: 15/12/2021

Property Type: House (Res)

Land Size: 650 sqm approx