### Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 40 Swallow Crescent, Norlane Vic 3214

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$449,000		&		\$493,000			
Median sale p	rice							
Median price	\$530,000	Pro	operty Type	Hou	se		Suburb	Norlane
Period - From	01/04/2022	to	30/06/2022		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.

Ade	dress 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



# Harcourts





Property Type: House Land Size: 792 sqm approx Agent Comments Joe Grgic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

Indicative Selling Price \$449,000 - \$493,000 Median House Price June quarter 2022: \$530,000

## **Comparable Properties**



**1 2** 3 **1 2** 

2 Thrush St NORLANE 3214 (REI/VG)

3 3

92 Robin Av NORLANE 3214 (REI/VG)

Price: \$550,000 Method: Private Sale Date: 25/07/2022 Property Type: House Land Size: 578 sqm approx Agent Comments



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

Agent Comments

Price: \$535,000 Method: Sale Date: 15/12/2021 Property Type: House (Res) Land Size: 650 sqm approx

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



propertydata

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