Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	7 Wirraway Crescent, Norlane Vic 3214
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$529,000	&	\$569,000
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Median sale price

Median price	\$417,500	Pro	perty Type	House		Suburb	Norlane
Period - From	01/01/2021	to	31/03/2021	;	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	1 Malinda Cr BELL PARK 3215	\$560,000	01/06/2020
2	330 Anakie Rd NORLANE 3214	\$533,000	17/03/2021
3	23 Malinda Cr BELL PARK 3215	\$530,000	20/07/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	11/05/2021 16:28





Jasmin Jurkovic 5278 7011 0421 357 077 jas.jurkovic@harcourts.com.au

> Indicative Selling Price \$529,000 - \$569,000 Median House Price March quarter 2021: \$417,500



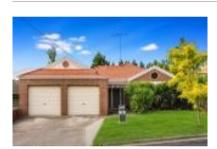
Property Type: House (Previously

Property Type: House (Previous Occupied - Detached)

Land Size: 548 sqm approx

Agent Comments

Comparable Properties



1 Malinda Cr BELL PARK 3215 (REI/VG)

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Price: \$560,000
Method: Private Sale
Date: 01/06/2020
Property Type: House
Land Size: 798 sqm approx

Agent Comments



330 Anakie Rd NORLANE 3214 (REI)

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Agent Comments

Price: \$533,000 Method: Private Sale Date: 17/03/2021 Property Type: House Land Size: 618 sqm approx



23 Malinda Cr BELL PARK 3215 (REI/VG)

-3





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Price: \$530,000 **Method:** Private Sale **Date:** 20/07/2020

Rooms: 4

Property Type: House Land Size: 637 sqm approx Agent Comments



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



