Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert	y offered for	sale								
Address Including suburb or locality and postcode		70 Alkira Avenue, Norlane Vic 3214								
Indicativ	ve selling pri	ce		r.vic.gov.au/underquoting & \$499,000 Type House Suburb Norlane 1/2023 Source REIV A or B below as applicable) I within five kilometres of the property for sale in the last gent or agent's representative considers to be most comparable. Price Date of sale entative reasonably believes that fewer than three comparable						
For the m	neaning of this p	orice see co	nsumer.vic.gov	.au/underquot	ting					
Range between \$459,000			&	\$499,000	\$499,000					
Median sale price										
Media	n price \$452,50	00 P	roperty Type	House		Suburb	Norlane			
Period	- From 13/11/2	2022 to	12/11/2023	So	ource	REIV				
Comparable property sales (*Delete A or B below as applicable)										
•		s that the es					•		ble-	
Addres	s of comparab	le property				Pr	ice	Date of sa	le	
1										
2										
3										
OR										
	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 eighteen months.									
	This Statement of Information was prepared on:						13/11/2023 14:30			

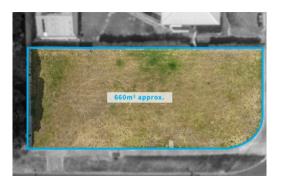




Joe Grgic 5278 7011 0438 328 728 joe.grgic@harcourts.com.au

> Indicative Selling Price \$459,000 - \$499,000 Median House Price

13/11/2022 - 12/11/2023: \$452,500





Property Type: House (Previously Occupied - Detached)
Land Size: 660 sqm approx

Agent Comments

Comparable Properties

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 eighteen months.

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



