

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/61 Olympic Avenue, Norlane Vic 3214

Indicative selling price

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

Range between \$369,000

&

\$399,000

Median sale price

Median price \$340,000

Property Type Unit

Suburb Norlane

Period - From 07/06/2020

to

06/06/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2/34 Cranbourne Dr CORIO 3214	\$375,000	01/04/2021
2	1/43 Dunloe Av NORLANE 3214	\$385,000	21/01/2021
3	4/2 Carnation Ct NORLANE 3214	\$380,000	21/12/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/06/2021 10:27

2/61 Olympic Avenue, Norlane Vic 3214

Harcourts

Jasmin Jurkovic

5278 7011

0421 357 077

jas.jurkovic@harcourts.com.au

Indicative Selling Price

\$369,000 - \$399,000

Median Unit Price

07/06/2020 - 06/06/2021: \$340,000



Property Type:

Agent Comments

Comparable Properties



2/34 Cranbourne Dr CORIO 3214 (VG)

Agent Comments



Price: \$375,000

Method: Sale

Date: 01/04/2021

Property Type: Flat/Unit/Apartment (Res)



1/43 Dunloe Av NORLANE 3214 (VG)

Agent Comments



Price: \$385,000

Method: Sale

Date: 21/01/2021

Property Type: Flat/Unit/Apartment (Res)



4/2 Carnation Ct NORLANE 3214 (VG)

Agent Comments



Price: \$380,000

Method: Sale

Date: 21/12/2020

Property Type: Flat/Unit/Apartment (Res)

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