### 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 4 Tulip Street, Norlane Vic 3214

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	ו \$479,000		&		\$525,000			
Median sale p	rice							
Median price	\$487,000	Pro	operty Type	Ηοι	ISE		Suburb	Norlane
Period - From	01/04/2022	to	31/03/2023		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	65 Sparks Rd NORLANE 3214	\$510,000	13/04/2023
2	2 Canadian Pde CORIO 3214	\$505,750	02/05/2023
3	1 Eagle Pde NORLANE 3214	\$487,000	23/02/2023

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:

04/05/2023 15:13



4 Tulip Street, Norlane Vic 3214

# Harcourts





Property Type: House Land Size: 697 sqm approx Agent Comments Nick De Stefano 5278 7011 0431 230 124 nick.destefano@harcourts.com.au

Indicative Selling Price \$479,000 - \$525,000 Median House Price Year ending March 2023: \$487,000

## **Comparable Properties**



65 Sparks Rd NORLANE 3214 (REI/VG)



Price: \$510,000 Method: Private Sale Date: 13/04/2023 Property Type: House Land Size: 644 sqm approx

2 Canadian Pde CORIO 3214 (REI)

Agent Comments

Agent Comments



Price: \$505,750 Method: Private Sale Date: 02/05/2023 Property Type: House

Land Size: 696 sqm approx

**-** 3

1 Eagle Pde NORLANE 3214 (REI/VG)



Agent Comments

Price: \$487,000 Method: Private Sale Date: 23/02/2023 Property Type: House Land Size: 605 sqm approx

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



propertydata will come

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