

# 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

3/61 Olympic Avenue, Norlane Vic 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$389,000

&

\$419,000

### 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	2/30-32 Nicholson Cr BELL PARK 3215	\$431,500	15/04/2021
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 10:30

3/61 Olympic Avenue, Norlane Vic 3214

# Harcourts

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**Indicative Selling Price**

\$389,000 - \$419,000

**Median Unit Price**

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



**Property Type:**

Agent Comments

## Comparable Properties



**2/30-32 Nicholson Cr BELL PARK 3215 (REI)**

Agent Comments



**Price:** \$431,500

**Method:** Private Sale

**Date:** 15/04/2021

**Property Type:** Unit



**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