

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

37 Swallow Crescent, Norlane VIC 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$399,000 & \$438,000

### Median sale price

Median price

\$419,500

Property type

House

Suburb

Norlane

Period - From

15.03.2020

to

15.09.2021

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. 32 Pettitt Cres, Norlane VIC 3214	\$477,000	07.09.2021
2. 10 Tennyson St, Norlane VIC 3214	\$450,000	16.08.2021
3. 47 Wendover Ave, Norlane VIC 3214	\$465,000	03.08.2021

**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: November 23rd 2021