

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 and
postcode

52 SWALLOW CRESCENT NORLANE VIC 3214

Indicative selling price

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

Single Price

or range
between

\$345,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

Property type

Land

Suburb

Norlane

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

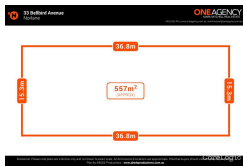
Date of sale

33 BELLBIRD AVENUE NORLANE VIC 3214	\$351,000	16-Apr-25
135 SPARKS ROAD NORLANE VIC 3214	\$365,000	09-Apr-25
79 ROSE AVENUE NORLANE VIC 3214	\$375,000	09-Apr-25

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: 03 June 2025



33 BELLBIRD AVENUE NORLANE VIC 3214

Sold Price **\$351,000** Sold Date **16-Apr-25**

1 - - -

Distance **0.22km**



135 SPARKS ROAD NORLANE VIC 3214

Sold Price **\$365,000** Sold Date **09-Apr-25**

- - -

Distance **0.9km**



79 ROSE AVENUE NORLANE VIC 3214

Sold Price **\$375,000** Sold Date **09-Apr-25**

- - -

Distance **1.16km**

RS = Recent sale UN = Undisclosed Sale

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