

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

Range between \$449,000 & \$479,000

Median sale price

Median price \$460,000 Property Type House Suburb Norlane

Period - From 01/04/2023 to 30/06/2023 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	3 Lumeah St NORLANE 3214	\$472,800	28/06/2023
2	1 Eagle Pde NORLANE 3214	\$487,000	23/02/2023
3	40 Swallow Cr NORLANE 3214	\$450,000	04/05/2023

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:

14/07/2023 14:17



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Property Type: House

Land Size: 613 sqm approx

Agent Comments

Comparable Properties

3 Lumeah St NORLANE 3214 (REI)

Agent Comments

3 1 2

Price: \$472,800

Method:

Date: 28/06/2023

Property Type: House



1 Eagle Pde NORLANE 3214 (REI/VG)

Agent Comments

3 1 2

Price: \$487,000

Method: Private Sale

Date: 23/02/2023

Property Type: House

Land Size: 605 sqm approx



40 Swallow Cr NORLANE 3214 (REI)

Agent Comments

2 1 2

Price: \$450,000

Method: Private Sale

Date: 04/05/2023

Property Type: House

Land Size: 792 sqm approx