

# 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 45 North Shore Road, Norlane Vic 3214  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$499,000 & \$548,000

### Median sale price

Median price \$455,000 Property Type House Suburb Norlane

Period - From 30/01/2023 to 29/01/2024 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 eighteen 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		
3		

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 eighteen months.

This Statement of Information was prepared on: 30/01/2024 16:02

45 North Shore Road, Norlane Vic 3214

# Harcourts

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**Indicative Selling Price**

\$499,000 - \$548,000

**Median House Price**

30/01/2023 - 29/01/2024: \$455,000



 4  2  1

**Rooms:** 5

**Property Type:** House

**Land Size:** 577 sqm approx

Agent Comments

## Comparable Properties

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 eighteen months.

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



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