### 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

4 Falcon Street, Norlane Vic 3214

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$369,000		&		\$399,000			
Median sale p	rice							
Median price	\$343,500	Pro	operty Type	Hou	ISE		Suburb	Norlane
Period - From	01/10/2018	to	30/09/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	20 Finch St NORLANE 3214	\$380,000	19/11/2018
2	10 Finch St NORLANE 3214	\$376,000	25/06/2018
3	25 Robin Av NORLANE 3214	\$375,000	01/11/2018

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:

21/10/2019 10:20



4 Falcon Street, Norlane Vic 3214

# Harcourts





**Property Type:** House (Res) **Land Size:** 555 sqm approx Agent Comments Jasmin Jurkovic 5278 7011 0421 357 077 jas.jurkovic@harcourts.com.au

Indicative Selling Price \$369,000 - \$399,000 Median House Price Year ending September 2019: \$343,500

## **Comparable Properties**



20 Finch St NORLANE 3214 (VG)

10 Finch St NORLANE 3214 (VG)

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Price: \$380,000 Method: Sale Date: 19/11/2018 Property Type: House (Res) Land Size: 557 sqm approx Agent Comments

Agent Comments



Price: \$376,000 Method: Sale Date: 25/06/2018 Property Type: House (Res) Land Size: 557 sqm approx

3

25 Robin Av NORLANE 3214 (VG)



Price: \$375,000 Method: Sale Date: 01/11/2018 Property Type: House (Res) Land Size: 557 sqm approx Agent Comments

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.