

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb or locality and postcode	Units 1,2 & 3/38 Swallow Crescent, Norlane
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Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1/38 Swallow Crescent, Norlane	\$365,000	or range between	\$*	&	\$
2/38 Swallow Crescent, Norlane	\$300,000	or range between	\$*	&	\$
3/38 Swallow Crescent, Norlane	\$310,000	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Unit median sale price

Median price	\$295,000	Suburb or locality	Norlane
Period - From	18/05/2018	To	18/11/2019
Source	Core Logic		

Comparable property sales

- A These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 1	1 1/2 Alkira Avenue, Norlane	\$353,000	01/10/2019
	2 2/2 Alkira Avenue, Norlane	\$335,000	18/09/2019
	3 3/2 Alkira Avenue, Norlane	\$345,000	02/10/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 2	1 1/89 Rose Avenue, Norlane	\$300,000	02/02/2019
	2 3/59 Sy Georges Road, Norlane	\$290,000	05/12/2018
	3 1/26 Stradbroke Street, Norlane	\$330,000	25/06/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Unit 3	1 2/68 The Boulevard, Norlane	\$310,000	04/02/2019
	2 1/89 Rose Avenue, Norlane	\$300,000	02/02/2019
	3 1/26 Stradbroke Street, Norlane	\$330,000	25/06/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

This Statement of Information was prepared on: 18/11/2019