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	50 Swallow Crescent, Norlane VIC 3214

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $385,000 & $420,000

Median sale price

Median price $460,000 Property Type House Suburb Norlane

Period - From 14/09/2024 to 13/03/2025 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
37 Camellia Crescent Norlane VIC	$390,000	09/12/2024
84 Robin Avenue Norlane VIC	$400,000	01/02/2025
48 Alkira Avenue Norlane VIC	$385,000	18/09/2024

This Statement of Information was prepared on: 14/03/2025