

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

1/40 DONNYBROOK ROAD NORLANE VIC 3214

Indicative selling price

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

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$451,250

Property type

Other

Suburb

Norlane

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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

2/67 PEACOCK AVENUE NORLANE VIC 3214	\$435,000	02-Feb-24
1/3-5 DARDELL COURT NORLANE VIC 3214	\$435,000	08-Jan-24
2/57 BELLNORE DRIVE NORLANE VIC 3214	\$465,000	05-Jul-23

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: 27 February 2024



2/67 PEACOCK AVENUE NORLANE Sold Price

^{RS} **\$435,000** Sold Date **02-Feb-24**

2 1 1

Distance **0.1km**



1/3-5 DARDELL COURT NORLANE Sold Price

Sold Date **08-Jan-24**

2 1 1

Distance **0.19km**



2/57 BELLNORE DRIVE NORLANE Sold Price

\$465,000 Sold Date **05-Jul-23**

3 1 1

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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