

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

1/7 TAKOMA COURT 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

\$399,000

&

\$438,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,500

Property type

Unit

Suburb

Norlane

Period-from

01 May 2023

to

30 Apr 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

1/99 STATION STREET NORLANE VIC 3214	\$400,000	10-Mar-23
1/7 PAGE STREET NORLANE VIC 3214	\$410,000	06-Apr-23
10/182-188 COX ROAD LOVELY BANKS VIC 3213	\$415,000	01-Mar-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: 03 May 2024

Kate Brennan

M 0400393145

E k.brennan@barryplant.com.au

**1/99 STATION STREET NORLANE
VIC 3214**

3 1 1

Sold Price

\$400,000

Sold Date

10-Mar-23

Distance

1.01km**1/7 PAGE STREET NORLANE VIC
3214**

3 1 1

Sold Price

\$410,000

Sold Date

06-Apr-23

Distance

1.05km**10/182-188 COX ROAD LOVELY
BANKS VIC 3213**

2 1 1

Sold Price

\$415,000

Sold Date

01-Mar-23

Distance

2.28km

RS = Recent sale

UN = Undisclosed Sale

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