

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

21 ROBIN AVENUE 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,500

Property type

House

Suburb

Norlane

Period-from

01 Jan 2023

to

31 Dec 2023

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

35 SWALLOW CRESCENT NORLANE VIC 3214	\$505,000	02-Sep-22
65 SPARKS ROAD NORLANE VIC 3214	\$510,000	31-Mar-23
40 DUNLOE AVENUE NORLANE VIC 3214	\$550,000	16-Oct-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: 15 January 2024

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**35 SWALLOW CRESCENT
NORLANE VIC 3214**

3 1 3

Sold Price **\$505,000** Sold Date **02-Sep-22**Distance **0.14km****65 SPARKS ROAD NORLANE VIC
3214**

3 1 2

Sold Price **\$510,000** Sold Date **31-Mar-23**Distance **0.22km****40 DUNLOE AVENUE NORLANE
VIC 3214**

3 1 -

Sold Price **\$550,000** Sold Date **16-Oct-23**Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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