

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

39 GARDENIA GROVE 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

House

Suburb

Norlane

Period-from

01 Nov 2022

to

31 Oct 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

45 ROSE AVENUE NORLANE VIC 3214	\$450,000	18-Oct-23
9 ROBIN AVENUE NORLANE VIC 3214	\$421,500	15-Jul-23
35 WATSONIA GROVE NORLANE VIC 3214	\$440,000	06-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: 13 November 2023

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45 ROSE AVENUE NORLANE VIC 3214

 3  1  4

Sold Price

^{RS} **\$450,000**

Sold Date

18-Oct-23

Distance

0.41km



9 ROBIN AVENUE NORLANE VIC 3214

 1  1  -

Sold Price

\$421,500

Sold Date

15-Jul-23

Distance

0.77km



35 WATSONIA GROVE NORLANE VIC 3214

 2  1  2

Sold Price

\$440,000

Sold Date

06-Mar-23

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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