# LAND & DEVELOPMENT



#### STATEMENT OF INFORMATION

47 COX ROAD, NORLANE, VIC 3214

PREPARED BY GURVINDER JEET SINGH DASOUR, L&D LAND & DEVELOPMENT

## LAND & DEVELOPMENT

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 47 COX ROAD, NORLANE, VIC 3214







**Indicative Selling Price** 

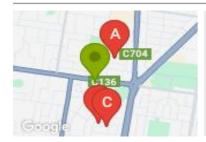
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$750,000 to \$800,000

Provided by: admin admin, L&D Land & Development

#### **MEDIAN SALE PRICE**



#### NORLANE, VIC, 3214

**Suburb Median Sale Price (House)** 

\$450,500

01 April 2024 to 31 March 2025

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



17 ILLINOIS AVE, CORIO, VIC 3214







Sale Price

\$395,000

Sale Date: 16/03/2023

Distance from Property: 421m





16 ROSELLA CRT, NORLANE, VIC 3214







**Sale Price** 

\$408,000

Sale Date: 28/03/2023

Distance from Property: 594m





21 ROBIN AVE, NORLANE, VIC 3214







**Sale Price** 

\$419,000

Sale Date: 06/04/2023

Distance from Property: 656m



#### Statement of Information

### Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

#### Property offered for sale

	Address		
Including	suburb and		
	postcode		

47 COX ROAD, NORLANE, VIC 3214

#### Indicative selling price

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

Price Range: \$750,000 to \$800,000

#### Median sale price

Median price	\$450,500	Property type	Vacant Land	Suburb	NORLANE
Period	01 April 2024 to 31 March 2025		Source	P	ricefinder

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
17 ILLINOIS AVE, CORIO, VIC 3214	\$395,000	16/03/2023
16 ROSELLA CRT, NORLANE, VIC 3214	\$408,000	28/03/2023
21 ROBIN AVE, NORLANE, VIC 3214	\$419,000	06/04/2023

This Statement of Information was prepared on:

29/05/2025

