

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 or
locality and postcode

29 Bellbird Avenue, Norlane Vic 3214

Indicative selling price

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

Range between \$309,000 & \$329,000

Median sale price

Median price \$363,000 Property Type House Suburb Norlane

Period - From 01/10/2019 to 30/09/2020 Source REIV

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	53 Colorado Dr CORIO 3214	\$320,000	04/05/2020
2	7 Florida Av CORIO 3214	\$314,000	23/01/2020
3	11 Bellbird Av NORLANE 3214	\$290,000	09/08/2020

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:

21/12/2020 13:31



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Property Type: House
Land Size: 557 sqm approx
Agent Comments

Indicative Selling Price
\$309,000 - \$329,000

Median House Price
Year ending September 2020: \$363,000

Comparable Properties



53 Colorado Dr CORIO 3214 (REI/VG)

Agent Comments

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Price: \$320,000
Method: Private Sale
Date: 04/05/2020
Property Type: House
Land Size: 552 sqm approx



7 Florida Av CORIO 3214 (VG)

Agent Comments

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Price: \$314,000
Method: Sale
Date: 23/01/2020
Property Type: House (Res)
Land Size: 554 sqm approx



11 Bellbird Av NORLANE 3214 (REI/VG)

Agent Comments

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Price: \$290,000
Method: Private Sale
Date: 09/08/2020
Rooms: 4
Property Type: House
Land Size: 557 sqm approx