

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

76 Eagle Parade, Norlane Vic 3214

Indicative selling price

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

Range between \$360,000 & \$390,000

Median sale price

Median price \$460,000 Property Type House Suburb Norlane

Period - From 01/07/2022 to 30/06/2023 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	48 Swallow Cr NORLANE 3214	\$390,000	13/04/2023
2	1 Bellbird Av NORLANE 3214	\$380,000	10/03/2023
3	71 Eagle Pde NORLANE 3214	\$371,000	05/05/2023

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:

25/07/2023 14:01



2
 1
 1

Property Type: House
Land Size: 641 sqm approx
Agent Comments

Indicative Selling Price
 \$360,000 - \$390,000

Median House Price
 Year ending June 2023: \$460,000

Comparable Properties



48 Swallow Cr NORLANE 3214 (REI/VG)

Agent Comments

3
 1
 2

Price: \$390,000
Method: Private Sale
Date: 13/04/2023
Property Type: House
Land Size: 558 sqm approx



1 Bellbird Av NORLANE 3214 (REI/VG)

Agent Comments

3
 1
 7

Price: \$380,000
Method: Private Sale
Date: 10/03/2023
Property Type: House
Land Size: 557 sqm approx

71 Eagle Pde NORLANE 3214 (VG)

Agent Comments

3
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Price: \$371,000
Method: Sale
Date: 05/05/2023
Property Type: House (Res)
Land Size: 557 sqm approx