

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

12 Korumburra Close, Norlane Vic 3214

Indicative selling price

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

Range between

\$519,000

&

\$569,000

Median sale price

Median price

\$482,500

Property Type

House

Suburb

Norlane

Period - From

01/10/2021

to

31/12/2021

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	20 Darebin St NORLANE 3214	\$595,000	08/03/2022
2	46 Alkira Av NORLANE 3214	\$585,000	07/03/2022
3	2 Stock St NORLANE 3214	\$550,000	16/03/2022

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:

18/03/2022 11:41



3 1 3

Rooms: 6

Property Type: House

Land Size: 592 sqm approx

Agent Comments

Comparable Properties



20 Darebin St NORLANE 3214 (REI)

Agent Comments

3 1 2

Price: \$595,000

Method: Private Sale

Date: 08/03/2022

Property Type: House

Land Size: 588 sqm approx



46 Alkira Av NORLANE 3214 (REI)

Agent Comments

4 2 1

Price: \$585,000

Method: Private Sale

Date: 07/03/2022

Property Type: House

Land Size: 640 sqm approx



2 Stock St NORLANE 3214 (REI)

Agent Comments

2 1 3

Price: \$550,000

Method: Private Sale

Date: 16/03/2022

Property Type: House

Land Size: 722 sqm approx