

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

21 Robin Avenue, Norlane Vic 3214

Indicative selling price

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

Range between \$419,000 & \$449,000

Median sale price

Median price \$472,500 Property Type House Suburb Norlane

Period - From 09/03/2022 to 08/03/2023 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	53 Bellbird Av NORLANE 3214	\$420,000	11/07/2022
2	12 Robin Av NORLANE 3214	\$415,000	09/11/2022
3	31 Swallow Cr NORLANE 3214	\$415,000	15/09/2022

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:

09/03/2023 16:41



Property Type: Department of Housing Transfers

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



53 Bellbird Av NORLANE 3214 (REI)

Agent Comments



Price: \$420,000

Method: Private Sale

Date: 11/07/2022

Property Type: House

Land Size: 557 sqm approx



12 Robin Av NORLANE 3214 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 09/11/2022

Property Type: House

Land Size: 309 sqm approx



31 Swallow Cr NORLANE 3214 (REI/VG)

Agent Comments



Price: \$415,000

Method: Private Sale

Date: 15/09/2022

Property Type: House

Land Size: 596 sqm approx