

## 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 and  
postcode

4 Kincaid Court Norlane VIC 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

her

Suburb

Norlane

Period-from

01 Sep 2020

to

1:2 Aug 2021

Source

Corelogic

### 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 Cortina Close Norlane VIC 3214	\$400,000	23-Mar-21
20 Hinton Close Norlane VIC 3214	\$450,000	14-Jul-21
21 Wyoming Avenue Corio VIC 3214	\$410,000	28-Feb-21

OR

B\* 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.

This Statement of Information was prepared on: 14 September 2021

# Stockdale &-eggo

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1 Cortina Close Norlane VIC 3214

Sold Price

\$400,000

Sold Date

23-Mar-21

3 1 1

Distance

0.21km



20 Hinton Close Norlane VIC 3214

Sold Price

\$450,000

Sold Date

14-Jul-21

3 1 1

Distance

0.3km



21 Wyoming Avenue Corio VIC 3214

Sold Price

\$410,000

Sold Date

28-Feb-21

3 1 1

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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