

STATEMENT OF INFORMATION

2 SHANNAHAN DRIVE, NORLANE, VIC 3214

PREPARED BY YAN LIN, HAYESWINCKLE , PHONE: 0433 841 513

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 SHANNAHAN DRIVE, NORLANE, VIC

3 bedrooms, 2 bathrooms, 2 cars

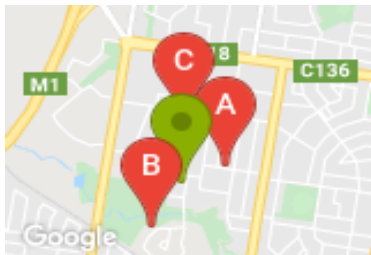
Indicative Selling Price

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

Price Range: \$569,000 to \$609,000

Provided by: Yan Lin, Hayeswinckle

MEDIAN SALE PRICE



NORLANE, VIC, 3214

Suburb Median Sale Price (House)

\$388,000

01 April 2020 to 31 March 2021

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



14 DAREBIN ST, NORLANE, VIC 3214

3 bedrooms, 1 bathroom, 3 cars

Sale Price

\$587,000

Sale Date: 06/10/2020

Distance from Property: 306m



45 MALINDA CRES, BELL PARK, VIC 3215

3 bedrooms, 2 bathrooms, 2 cars

Sale Price

\$580,800

Sale Date: 30/11/2020

Distance from Property: 375m



16 CROATIA PL, NORLANE, VIC 3214

4 bedrooms, 2 bathrooms, 9 cars

Sale Price

***\$607,600**

Sale Date: 10/05/2021

Distance from Property: 434m



This report has been compiled on 27/06/2021 by Hayeswinckle . Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

2 SHANNAHAN DRIVE, NORLANE, VIC 3214

Indicative selling price

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

Price Range:

\$569,000 to \$609,000

Median sale price

Median price

\$388,000

Property type

House

Suburb

NORLANE

Period

01 April 2020 to 31 March 2021

Source

pricfinder

Comparable property sales

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

14 DAREBIN ST, NORLANE, VIC 3214	\$587,000	06/10/2020
45 MALINDA CRES, BELL PARK, VIC 3215	\$580,800	30/11/2020
16 CROATIA PL, NORLANE, VIC 3214	*\$607,600	10/05/2021

This Statement of Information was prepared

27/06/2021