

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

45 Bellbird Avenue, Norlane Vic 3214

Indicative selling price

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

Range between \$389,000 & \$425,000

Median sale price

Median price \$417,500 Property Type House Suburb Norlane

Period - From 01/01/2021 to 31/03/2021 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	1 Finch St NORLANE 3214	\$417,500	31/03/2021
2	8 Donnelly Av NORLANE 3214	\$400,000	14/04/2021
3	102 Robin Av NORLANE 3214	\$368,000	11/03/2021

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:

14/05/2021 23:08



Property Type: House (Previously Occupied - Detached)

Land Size: 557 sqm approx

Agent Comments

Comparable Properties



1 Finch St NORLANE 3214 (REI/VG)

Agent Comments



Price: \$417,500

Method: Private Sale

Date: 31/03/2021

Property Type: House

Land Size: 557 sqm approx



8 Donnelly Av NORLANE 3214 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 14/04/2021

Property Type: House



102 Robin Av NORLANE 3214 (REI/VG)

Agent Comments



Price: \$368,000

Method: Private Sale

Date: 11/03/2021

Property Type: House

Land Size: 557 sqm approx