

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 Korumburra Close, Norlane Vic 3214

Indicative selling price

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

Range between

\$499,000

&

\$539,000

Median sale price

Median price

\$485,000

Property Type

House

Suburb

Norlane

Period - From

08/02/2022

to

07/02/2023

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	2 Page St NORLANE 3214	\$557,500	25/01/2022
2	12 Korumburra CI NORLANE 3214	\$535,000	21/04/2022
3	17 Korumburra CI NORLANE 3214	\$530,000	16/06/2022

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:

08/02/2023 13:38



Property Type:

Agent Comments

Comparable Properties



2 Page St NORLANE 3214 (VG)

Agent Comments



Price: \$557,500

Method: Sale

Date: 25/01/2022

Property Type: House (Res)

Land Size: 576 sqm approx



12 Korumburra CI NORLANE 3214 (REI/VG)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 21/04/2022

Property Type: House

Land Size: 592 sqm approx



17 Korumburra CI NORLANE 3214 (REI/VG)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 16/06/2022

Property Type: House

Land Size: 592 sqm approx