

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/7 Karrin Court, Norlane Vic 3214

Indicative selling price

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

Range between \$479,000

&

\$525,000

Median sale price

Median price \$465,000

Property Type House

Suburb Norlane

Period - From 01/07/2021

to 30/09/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	6b Bosbury St NORLANE 3214	\$530,000	16/12/2021
2	37b St Georges Rd NORLANE 3214	\$510,000	04/10/2021
3	57b Olympic Av NORLANE 3214	\$490,000	01/10/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/01/2022 12:18



Property Type: Land

Agent Comments

Comparable Properties



6b Bosbury St NORLANE 3214 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 16/12/2021

Property Type: House

Land Size: 303 sqm approx



37b St Georges Rd NORLANE 3214 (VG)

Agent Comments



Price: \$510,000

Method: Sale

Date: 04/10/2021

Property Type: Strata Unit/Townhouse - Conjoined



57b Olympic Av NORLANE 3214 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 01/10/2021

Property Type: House

Land Size: 339 sqm approx