

# 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

3 Camfield Road, Norlane Vic 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$390,000 & \$425,000

### Median sale price

Median price \$390,000 Property Type House Suburb Norlane

Period - From 01/07/2020 to 30/09/2020 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	22 Olympic Av NORLANE 3214	\$423,000	20/10/2020
2	9 Station St NORLANE 3214	\$419,000	02/11/2020
3	25 Plantation Rd CORIO 3214	\$410,000	09/11/2020

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:

14/11/2020 11:13



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 534 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$390,000 - \$425,000  
**Median House Price**  
September quarter 2020: \$390,000

## Comparable Properties

### 22 Olympic Av NORLANE 3214 (REI)

Agent Comments



**Price:** \$423,000  
**Method:** Private Sale  
**Date:** 20/10/2020  
**Property Type:** House

### 9 Station St NORLANE 3214 (REI)

Agent Comments



**Price:** \$419,000  
**Method:** Private Sale  
**Date:** 02/11/2020  
**Property Type:** House  
**Land Size:** 796 sqm approx



### 25 Plantation Rd CORIO 3214 (REI)

Agent Comments



**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 09/11/2020  
**Property Type:** House  
**Land Size:** 569 sqm approx