

# 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

9 Jamina Court, 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 \$509,000 & \$549,000

### Median sale price

Median price \$445,000 Property Type House Suburb Norlane

Period - From 01/04/2021 to 30/06/2021 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	39 Olympic Av NORLANE 3214	\$553,000	28/01/2021
2	330 Anakie Rd NORLANE 3214	\$533,000	17/03/2021
3	13 Dunloe Av NORLANE 3214	\$500,000	26/04/2021

**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:

07/10/2021 17:05

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**Indicative Selling Price**

\$509,000 - \$549,000

**Median House Price**

June quarter 2021: \$445,000



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 734 sqm approx

Agent Comments

## Comparable Properties

**39 Olympic Av NORLANE 3214 (VG)**

Agent Comments



**Price:** \$553,000

**Method:** Sale

**Date:** 28/01/2021

**Property Type:** House (Res)

**Land Size:** 696 sqm approx



**330 Anakie Rd NORLANE 3214 (REI/VG)**

Agent Comments



**Price:** \$533,000

**Method:** Private Sale

**Date:** 17/03/2021

**Property Type:** House

**Land Size:** 618 sqm approx

**13 Dunloe Av NORLANE 3214 (VG)**

Agent Comments



**Price:** \$500,000

**Method:** Sale

**Date:** 26/04/2021

**Property Type:** House (Res)

**Land Size:** 708 sqm approx

**Account** - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



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