

## 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 and  
postcode

40 CURLEW CRESCENT NORLANE VIC 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Norlane

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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

10 GULL STREET NORLANE VIC 3214	\$465,000	14-Feb-25
29 CAMELLIA CRESCENT NORLANE VIC 3214	\$470,000	02-Sep-24
620 THOMPSON ROAD NORLANE VIC 3214	\$477,500	12-Nov-24

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: 19 February 2025



**10 GULL STREET NORLANE VIC 3214**

Sold Price

<sup>RS</sup>

**\$465,000**

Sold Date

**14-Feb-25**



3



1



2

Distance

**0.47km**



**29 CAMELLIA CRESCENT  
NORLANE VIC 3214**

Sold Price

**\$470,000**

Sold Date

**02-Sep-24**



2



1



2

Distance

**0.7km**



**620 THOMPSON ROAD NORLANE  
VIC 3214**

Sold Price

**\$477,500**

Sold Date

**12-Nov-24**



3



1



2

Distance

**0.49km**

RS = Recent sale

UN = Undisclosed Sale

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