

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

7 Coleman Court, Norlane Vic 3214

Indicative selling price

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

Range between \$499,000

&

\$529,000

Median sale price

Median price \$465,000

Property Type House

Suburb Norlane

Period - From 01/04/2021

to

31/03/2022

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	12 Korumburra CI NORLANE 3214	\$535,000	21/04/2022
2	4 Coleman Ct NORLANE 3214	\$525,000	01/09/2021
3	1 Hinton CI NORLANE 3214	\$500,000	12/10/2021

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:

15/06/2022 16:52



Property Type:

Divorce/Estate/Family Transfers

Land Size: 592 sqm approx

Agent Comments

Comparable Properties



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



4 Coleman Ct NORLANE 3214 (REI/VG)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 01/09/2021

Property Type: House

Land Size: 592 sqm approx



1 Hinton CI NORLANE 3214 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 12/10/2021

Property Type: House

Land Size: 592 sqm approx