

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

3/92 DONNYBROOK ROAD NORLANE VIC 3214

Indicative selling price

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

Single Price

or range
between

\$469,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Unit

Suburb

Norlane

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/12 ROSEMONT CRESCENT BELL POST HILL VIC 3215	\$454,000	28-Feb-22
105 GOLDSWORTHY ROAD CORIO VIC 3214	\$450,000	30-Sep-21
3/18 CLAVUS ROAD CORIO VIC 3214	\$450,000	02-Nov-21

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: 21 March 2022



1/12 ROSEMONT CRESCENT BELL POST HILL VIC 3215

2 1 1

Sold Price

^{RS} \$454,000

Sold Date

28-Feb-22

Distance

1.02km



105 GOLDSWORTHY ROAD CORIO VIC 3214

2 1 1

Sold Price

\$450,000

Sold Date

30-Sep-21

Distance

1.16km



3/18 CLAVUS ROAD CORIO VIC 3214

2 1 1

Sold Price

Sold Date

02-Nov-21

Distance

2.82km

RS = Recent sale

UN = Undisclosed Sale

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