

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 Wirraway Crescent, Norlane Vic 3214

Indicative selling price

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

Range between \$529,000

&

\$569,000

Median sale price

Median price \$417,500

Property Type House

Suburb Norlane

Period - From 01/01/2021

to 31/03/2021

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	1 Malinda Cr BELL PARK 3215	\$560,000	01/06/2020
2	330 Anakie Rd NORLANE 3214	\$533,000	17/03/2021
3	23 Malinda Cr BELL PARK 3215	\$530,000	20/07/2020

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:

11/05/2021 16:28



Property Type: House (Previously Occupied - Detached)

Land Size: 548 sqm approx

Agent Comments

Comparable Properties



1 Malinda Cr BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 01/06/2020

Property Type: House

Land Size: 798 sqm approx



330 Anakie Rd NORLANE 3214 (REI)

Agent Comments



Price: \$533,000

Method: Private Sale

Date: 17/03/2021

Property Type: House

Land Size: 618 sqm approx



23 Malinda Cr BELL PARK 3215 (REI/VG)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 20/07/2020

Rooms: 4

Property Type: House

Land Size: 637 sqm approx