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

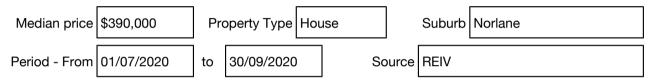
29 Camellia Crescent, Norlane Vic 3214

Indicative selling price

For the meaning of this		

Single price \$450,000

Median sale price



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	2 Minnesota Ct CORIO 3214	\$460,000	29/12/2019
2	299 Princes Hwy CORIO 3214	\$435,000	10/02/2020
3	40 Donnelly Av NORLANE 3214	\$430,000	02/10/2020

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:

23/12/2020 15:42









Property Type: House (Res) **Land Size:** 784 sqm approx Agent Comments Indicative Selling Price \$450,000 Median House Price September quarter 2020: \$390,000

Comparable Properties



2 Minnesota Ct CORIO 3214 (REI/VG)

299 Princes Hwy CORIO 3214 (VG)

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Price: \$460,000 Method: Private Sale Date: 29/12/2019 Property Type: House Land Size: 671 sqm approx Agent Comments

Agent Comments



Price: \$435,000 Method: Sale Date: 10/02/2020 Property Type: House (Res)

Land Size: 699 sqm approx

1



40 Donnelly Av NORLANE 3214 (REI)



Price: \$430,000 Method: Private Sale Date: 02/10/2020 Property Type: House Land Size: 650 sqm approx Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.