

# 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 price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$450,000

### Median sale price

Median price

\$390,000

Property Type

House

Suburb

Norlane

Period - From

01/07/2020

to

30/09/2020

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	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



2 1 2

**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)**

Agent Comments

4 1 4

**Price:** \$460,000

**Method:** Private Sale

**Date:** 29/12/2019

**Property Type:** House

**Land Size:** 671 sqm approx



**299 Princes Hwy CORIO 3214 (VG)**

Agent Comments

1 - -

**Price:** \$435,000

**Method:** Sale

**Date:** 10/02/2020

**Property Type:** House (Res)

**Land Size:** 699 sqm approx



**40 Donnelly Av NORLANE 3214 (REI)**

Agent Comments

3 1 2

**Price:** \$430,000

**Method:** Private Sale

**Date:** 02/10/2020

**Property Type:** House

**Land Size:** 650 sqm approx