

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/2 Carnation Court, Norlane Vic 3214

Indicative selling price

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

Range between \$365,000 & \$395,000

Median sale price

Median price \$335,000 Property Type Unit Suburb Norlane

Period - From 01/01/2019 to 31/12/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/19 Seabreeze Pde NORTH SHORE 3214	\$385,000	11/12/2019
2	2/17 Merlin Cr CORIO 3214	\$341,500	31/01/2020
3	2/145 Purnell Rd CORIO 3214	\$333,000	04/03/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 10/03/2020 18:03



Property Type:

Agent Comments

Comparable Properties



1/19 Seabreeze Pde NORTH SHORE 3214 (VG) Agent Comments



Price: \$385,000

Method: Sale

Date: 11/12/2019

Property Type: Strata Unit/Flat



2/17 Merlin Cr CORIO 3214 (REI/VG)

Agent Comments



Price: \$341,500

Method: Private Sale

Date: 31/01/2020

Rooms: 3

Property Type: Unit

Land Size: 292 sqm approx



2/145 Purnell Rd CORIO 3214 (REI)

Agent Comments



Price: \$333,000

Method: Private Sale

Date: 04/03/2020

Property Type: Unit