### 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$365,000		&		\$395,000			
Median sale p	rice							
Median price	\$335,000	Pro	operty Type	Unit			Suburb	Norlane
Period - From	01/01/2019	to	31/12/2019		So	urce	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.

Ad	dress 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.

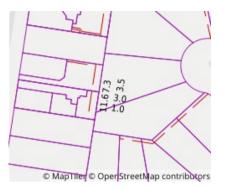
This Statement of Information was prepared on:

10/03/2020 18:03



4/2 Carnation Court, Norlane Vic 3214

# Harcourts





**Property Type:** Agent Comments Jasmin Jurkovic 5278 7011 0421 357 077 jas.jurkovic@harcourts.com.au

Indicative Selling Price \$365,000 - \$395,000 Median Unit Price Year ending December 2019: \$335,000

## **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)



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)



Price: \$333,000 Method: Private Sale Date: 04/03/2020 Property Type: Unit Agent Comments

Agent Comments

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



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.