

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

2/67 Peacock Avenue, Norlane Vic 3214

Indicative selling price

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

Range between \$429,000 & \$449,000

Median sale price

Median price \$413,000 Property Type Unit Suburb Norlane

Period - From 01/07/2022 to 30/06/2023 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	2/21 Candellow Cr NORLANE 3214	\$467,000	29/06/2023
2	4/84 Donnybrook Rd NORLANE 3214	\$452,000	07/03/2023
3	4/8 Holdsworth Ct NORLANE 3214	\$411,000	05/02/2023

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:

09/08/2023 16:33



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/21 Candellow Cr NORLANE 3214 (REI)

Agent Comments



Price: \$467,000

Method: Private Sale

Date: 29/06/2023

Property Type: Unit



4/84 Donnybrook Rd NORLANE 3214 (REI/VG)

Agent Comments



Price: \$452,000

Method: Private Sale

Date: 07/03/2023

Property Type: Unit

Land Size: 293 sqm approx



4/8 Holdsworth Ct NORLANE 3214 (REI/VG)

Agent Comments



Price: \$411,000

Method: Private Sale

Date: 05/02/2023

Property Type: Unit