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 and postcode

34 BELLBIRD AVENUE NORLANE VIC 3214

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	3.3.30 000	&	\$350,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$453,750	Property type	House	Suburb	Norlane

30 Sep 2024

Source

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

01 Oct 2023

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.

to

Address of comparable property	Price	Date of sale
7 THRUSH STREET NORLANE VIC 3214	\$369,000	26-Jun-24
1 KOOKABURRA COURT NORLANE VIC 3214	\$350,000	14-Aug-24
23 SWALLOW CRESCENT NORLANE VIC 3214	\$365,000	09-Jul-24

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: 28 October 2024



Corelogic

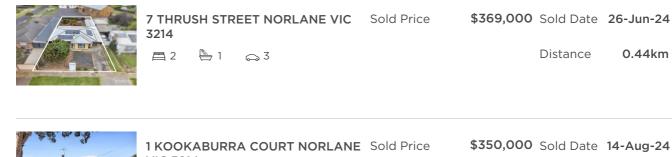
consumer.vic.gov.au



Mark Mitchell

- P 03 5261 7791
- ◎ 0425826416
- E markmitchell@oneagency.com.au

0.44km



1 KOOKABURRA COURT NORLANE VIC 3214	Sold Price	\$350,000	Sold Date	14-Aug-24
酉 2			Distance	0.33km



A	23 SWALLOW CRESCENT NORLANE VIC 3214		Sold Price	Sold Price \$365,000		09-Jul-24	
	昌 2	1	G 1			Distance	0.15km

RS = Recent sale UN = Undisclosed Sale

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