

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

2/40 Donnybrook Road, Norlane Vic 3214

Indicative selling price

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

Range between

\$410,000

&

\$450,000

Median sale price

Median price

\$460,000

Property Type

House

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	1/10 Dorling Ct CORIO 3214	\$440,000	14/04/2023
2	1/36 Cranbourne Dr CORIO 3214	\$430,000	27/04/2023
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:

25/09/2023 11:23



Property Type:
Land Size: 311 sqm approx
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median House Price
Year ending June 2023: \$460,000

Comparable Properties



1/10 Dorling Ct CORIO 3214 (VG)

Agent Comments



Price: \$440,000
Method: Sale
Date: 14/04/2023
Property Type: House (Res)



1/36 Cranbourne Dr CORIO 3214 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 27/04/2023
Property Type: House
Land Size: 270 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