

## 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

33 BELLBIRD AVENUE NORLANE VIC 3214

### Indicative selling price

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

Single Price

or range  
between

\$285,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Norlane

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 123 PRINCES HIGHWAY NORLANE VIC 3214 | \$310,000 | 12-Oct-23 |
| 171 PRINCESS ROAD CORIO VIC 3214     | \$320,000 | 09-Oct-24 |
| 70 ALKIRA AVENUE NORLANE VIC 3214    | \$453,500 | 11-Apr-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: 21 March 2025



**123 PRINCES HIGHWAY NORLANE  
VIC 3214**

Sold Price

**\$310,000**

Sold Date

**12-Oct-23**

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Distance

**0.29km**



**171 PRINCESS ROAD CORIO VIC  
3214**

Sold Price

**\$320,000**

Sold Date

**09-Oct-24**

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Distance

**2.27km**



**70 ALKIRA AVENUE NORLANE VIC  
3214**

Sold Price

**\$453,500**

Sold Date

**11-Apr-24**

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Distance

**0.8km**

RS = Recent sale

UN = Undisclosed Sale

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