

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

115 COX ROAD NORLANE VIC 3214

Indicative selling price

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

Single Price

or range
between

\$385,000

&

\$405,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$453,750

Property type

House

Suburb

Norlane

Period-from

01 Oct 2023

to

30 Sep 2024

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

8 LUMEAH STREET NORLANE VIC 3214	\$395,000	25-May-24
11 ROBIN AVENUE NORLANE VIC 3214	\$395,000	06-Mar-24
25 COX ROAD NORLANE VIC 3214	\$405,000	21-Jun-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: 01 October 2024



8 LUMEAH STREET NORLANE VIC 3214

Sold Price

\$395,000

Sold Date **25-May-24**

3 1 -

Distance **2.3km**



11 ROBIN AVENUE NORLANE VIC 3214

Sold Price

Sold Date **06-Mar-24**

3 1 2

Distance **1.13km**



25 COX ROAD NORLANE VIC 3214

Sold Price

\$405,000

Sold Date **21-Jun-24**

2 1 -

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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