



STATEMENT OF INFORMATION

4 HOLDSWORTH COURT, NORDANE, VIC 3214

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Nearby Comparable Sold Properties

There are 4 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$475,000 and the highest sale price is \$500,000 with a median sale price of \$485,500. Days listed ranges from 25 to 142 days with the average currently at 68 days for these selected properties.

17 CROATIA PL, NORLANE, VIC 3214

UBD Ref: Melbourne - 625 R1
Distance from Property: 430m



Property Type: House
Area: 437 m²
Area \$/m²: \$1,087
RPD: 61//PS345911

Features:

Sale Price: \$475,000 (Agents Advice - Sale)
Sale Date: 26/12/2019 Days to Sell: 29 Days
Last Price: \$439,000 - \$479,000 Chg %:
First Price: \$439,000 - \$479,000 Chg %:



59 SHANNAHAN DR, BELL PARK, VIC 3215

UBD Ref: Melbourne - 625 R4
Distance from Property: 517m



Property Type: House
Area: 545 m²
Area \$/m²: \$917
RPD: 36//PS548435

Features:

Sale Price: \$500,000 (Normal Sale)
Sale Date: 07/10/2019 Days to Sell: 25 Days
Last Price: Price by Negotiation Chg %:
First Price: Price by Negotiation Chg %:



1 WIRRAWAY CRES, NORLANE, VIC 3214

UBD Ref: Melbourne - 625 Q2
Distance from Property: 351m



Property Type: House
Area: 530 m²
Area \$/m²: \$936
RPD: 51//LP203355

Features:

Sale Price: \$496,000 (Normal Sale)
Sale Date: 07/08/2019 Days to Sell: 142 Days
Last Price: Price by Negotiation Chg %:
First Price: \$495,000 - \$535,000 Chg %:



5 CORRIN CRT, NORLANE, VIC 3214

UBD Ref: Melbourne - 625 R2
Distance from Property: 76m



Property Type: House
Area: 697 m²
Area \$/m²: \$681
RPD: 150//LP13214

Features:

Sale Price: \$475,000 (Normal Sale)
Sale Date: 01/06/2019 Days to Sell: 75 Days
Last Price: Price by Negotiation Chg %:
First Price: Price by Negotiation Chg %:



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

4 HOLDSWORTH COURT, NORLANE, VIC 3214

Indicative selling price

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

Price Range: \$479,000 to \$509,000

Median sale price

Median price \$349,000

Property type

House

Suburb

NORLANE

Period

01 January 2019 to 31 December 2019

Source



Comparable property sales

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
17 CROATIA PL, NORLANE, VIC 3214	*\$475,000	26/12/2019
59 SHANNAHAN DR, BELL PARK, VIC 3215	\$500,000	07/10/2019
1 WIRRAWAY CRES, NORLANE, VIC 3214	\$496,000	07/08/2019

This Statement of Information was prepared on:

28/01/2020