

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

7/5 Haven Court, Norlane Vic 3214

Indicative selling price

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

Range between \$359,000 & \$394,900

Median sale price

Median price \$361,250

Property Type Unit

Suburb Norlane

Period - From 08/06/2020

to 07/06/2021

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	2/34 Cranbourne Dr CORIO 3214	\$375,000	01/04/2021
2	1/108 Matthews Rd CORIO 3214	\$342,000	10/03/2021
3	4/2 Carnation Ct NORLANE 3214	\$380,000	21/12/2020

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:

08/06/2021 09:13

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Indicative Selling Price

\$359,000 - \$394,900

Median Unit Price

08/06/2020 - 07/06/2021: \$361,250



Property Type: Land

Agent Comments

Comparable Properties



2/34 Cranbourne Dr CORIO 3214 (VG)

Agent Comments



Price: \$375,000

Method: Sale

Date: 01/04/2021

Property Type: Flat/Unit/Apartment (Res)



1/108 Matthews Rd CORIO 3214 (VG)

Agent Comments



Price: \$342,000

Method: Sale

Date: 10/03/2021

Property Type: Flat/Unit/Apartment (Res)



4/2 Carnation Ct NORLANE 3214 (VG)

Agent Comments



Price: \$380,000

Method: Sale

Date: 21/12/2020

Property Type: Flat/Unit/Apartment (Res)