

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 Adriatic Court, Norlane Vic 3214

Indicative selling price

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

Range between \$479,000 & \$519,000

Median sale price

Median price \$470,000 Property Type House Suburb Norlane

Period - From 02/05/2022 to 01/05/2023 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	14 Allowah Ct NORLANE 3214	\$510,000	23/06/2022
2	7 Coleman Ct NORLANE 3214	\$505,000	09/09/2022
3	3 Bellnore Dr NORLANE 3214	\$505,000	22/06/2022

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:

02/05/2023 09:58



Property Type: House (Previously Occupied - Detached)

Land Size: 324 sqm approx

Agent Comments

Comparable Properties



14 Allowah Ct NORLANE 3214 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 23/06/2022

Property Type: House

Land Size: 592 sqm approx



7 Coleman Ct NORLANE 3214 (REI/VG)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 09/09/2022

Property Type: House

Land Size: 592 sqm approx



3 Bellnore Dr NORLANE 3214 (REI/VG)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 22/06/2022

Property Type: House (Res)

Land Size: 554 sqm approx