

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/5 Haven Court, Norlane Vic 3214

Indicative selling price

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

Range between \$369,000 & \$399,000

Median sale price

Median price \$338,000 Property Type Unit Suburb Norlane

Period - From 07/05/2020 to 06/05/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	4/2 Carnation Ct NORLANE 3214	\$380,000	21/12/2020
2	3/31 Cranbourne Dr CORIO 3214	\$355,500	07/12/2020
3	3/68 The Boulevard NORLANE 3214	\$350,000	05/01/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/05/2021 13:45



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



4/2 Carnation Ct NORLANE 3214 (VG)

Agent Comments



Price: \$380,000

Method: Sale

Date: 21/12/2020

Property Type: Flat/Unit/Apartment (Res)

3/31 Cranbourne Dr CORIO 3214 (VG)

Agent Comments



Price: \$355,500

Method: Sale

Date: 07/12/2020

Property Type: Flat/Unit/Apartment (Res)

3/68 The Boulevard NORLANE 3214 (VG)

Agent Comments



Price: \$350,000

Method: Sale

Date: 05/01/2021

Property Type: Strata Unit/Flat