

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

6 TAROONGA COURT 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

\$449,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Land

Suburb

Norlane

Period-from

01 Aug 2021

to

31 Jul 2022

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

2/2 CARNATION COURT NORLANE VIC 3214	\$500,000	21-Apr-22
1/84 DONNYBROOK ROAD NORLANE VIC 3214	\$495,000	03-Aug-22
1/2 AKMA COURT NORLANE VIC 3214	\$493,000	18-Jun-22

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: 15 August 2022

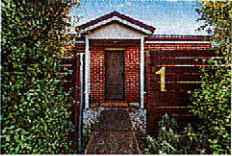


2/2 CARNATION COURT NORLANE VIC 3214

🏠 2 🚗 1 🔄 1

Sold Price **\$500,000** Sold Date **21-Apr-22**

Distance **1.76km**



1/84 DONNYBROOK ROAD NORLANE VIC 3214

🏠 2 🚗 1 🔄 1

Sold Price ^{RS} **\$495,000** Sold Date **03-Aug-22**

Distance **1.57km**



1/2 AKMA COURT NORLANE VIC 3214

🏠 2 🚗 1 🔄 2

Sold Price **\$493,000** Sold Date **18-Jun-22**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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Single Price

or range
between

\$499,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

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Norlane

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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

47A TENNYSON STREET NORLANE VIC 3214	\$535,000	28-Apr-22
3/7 KARRIN COURT NORLANE VIC 3214	\$520,750	19-Jan-22
37B ST GEORGES ROAD NORLANE VIC 3214	\$510,000	04-Oct-21

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.

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47A TENNYSON STREET NORLANE Sold Price
VIC 3214

3 2 2

\$535,000 Sold Date 28-Apr-22

Distance 1.21km

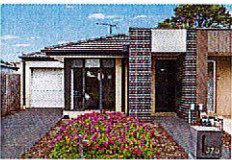


3/7 KARRIN COURT NORLANE VIC Sold Price
3214

3 2 1

\$520,750 Sold Date 19-Jan-22

Distance 0.45km



37B ST GEORGES ROAD NORLANE Sold Price
VIC 3214

3 2 1

\$510,000 Sold Date 04-Oct-21

Distance 1.88km

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UN = Undisclosed Sale

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