### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address	3 54 Donnybrook Road, Norlane Vic 3214
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between	\$410,000	&	\$440,000
Trainge between	Ψ+10,000	α	Ψ++0,000

#### Median sale price

Median price	\$335,000	Pro	perty Type	Unit		Suburb	Norlane
Period - From	01/01/2019	to	31/12/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	2/62 Olympic Av NORLANE 3214	\$405,000	21/03/2019
2	2/59 Olympic Av NORLANE 3214	\$400,000	08/01/2019
3	5a Robin Av NORLANE 3214	\$385,000	02/11/2018

#### 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:	31/01/2020 14:44





Jasmin Jurkovic 5278 7011 0421 357 077 jas.jurkovic@harcourts.com.au

**Indicative Selling Price** \$410,000 - \$440,000 **Median Unit Price** Year ending December 2019: \$335,000



# Comparable Properties



2/62 Olympic Av NORLANE 3214 (REI/VG)

**Agent Comments** 

**-**3

Price: \$405,000 Method: Private Sale Date: 21/03/2019 Property Type: Unit









Price: \$400,000 Method: Private Sale Date: 08/01/2019

Property Type: Unit Land Size: 260 sqm approx Agent Comments

Agent Comments



5a Robin Av NORLANE 3214 (REI/VG)







Price: \$385,000 Method: Private Sale Date: 02/11/2018 Property Type: Unit

Land Size: 280 sqm approx

Agent Comments

Account - Harcourts North Geelong | P: 03 5278 7011 | F: 03 5278 5555



