

# 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

37 Olympic Avenue, Norlane Vic 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$419,000 & \$459,000

### Median sale price

Median price \$372,000 Property Type House Suburb Norlane

Period - From 01/04/2020 to 30/06/2020 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	54 Peacock Av NORLANE 3214	\$450,000	03/03/2020
2	28 Dunloe Av NORLANE 3214	\$436,000	24/02/2020
3	12 Cortina CI NORLANE 3214	\$415,000	26/02/2020

**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:

30/09/2020 13:22



**Property Type:**

Agent Comments

## Comparable Properties



**54 Peacock Av NORLANE 3214 (REI/VG)**

Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 03/03/2020

**Property Type:** House

**Land Size:** 617 sqm approx

**28 Dunloe Av NORLANE 3214 (VG)**

Agent Comments



**Price:** \$436,000

**Method:** Sale

**Date:** 24/02/2020

**Property Type:** House (Res)

**Land Size:** 655 sqm approx



**12 Cortina CI NORLANE 3214 (REI/VG)**

Agent Comments



**Price:** \$415,000

**Method:** Private Sale

**Date:** 26/02/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 545 sqm approx