

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

1 Page Street, Norlane Vic 3214

Indicative selling price

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

Range between

\$549,000

&

\$600,000

Median sale price

Median price

\$495,000

Property Type

House

Suburb

Norlane

Period - From

01/01/2022

to

31/03/2022

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	9 Darebin St NORLANE 3214	\$600,000	02/05/2022
2	20 Darebin St NORLANE 3214	\$595,000	08/03/2022
3	2 Page St NORLANE 3214	\$557,500	25/01/2022

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:

03/06/2022 11:10



3 1 2

Property Type: House (Previously Occupied - Detached)

Land Size: 576 sqm approx

Agent Comments

Comparable Properties



9 Darebin St NORLANE 3214 (REI/VG)

Agent Comments

3 1 3

Price: \$600,000

Method: Private Sale

Date: 02/05/2022

Property Type: House

Land Size: 580 sqm approx



20 Darebin St NORLANE 3214 (REI/VG)

Agent Comments

3 1 2

Price: \$595,000

Method: Private Sale

Date: 08/03/2022

Property Type: House

Land Size: 588 sqm approx



2 Page St NORLANE 3214 (VG)

Agent Comments

4 - -

Price: \$557,500

Method: Sale

Date: 25/01/2022

Property Type: House (Res)

Land Size: 576 sqm approx