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

32 Stradbroke Street 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	\$460,000	&	\$490,000			
Median sale price							
(*Delete house or unit as applicable)							

Median Price	\$412,000	Prop	erty type	House		Suburb	Norlane
Period-from	01 Oct 2020	to	30 Sep 2	2021	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
12 Stradbroke Street Norlane VIC 3214	\$460,000	17-Jun-21
14 Tallis Street Norlane VIC 3214	\$512,000	14-Sep-21
28 Pettitt Crescent Norlane VIC 3214	\$485,000	09-Sep-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.

This Statement of Information was prepared on: 14 October 2021



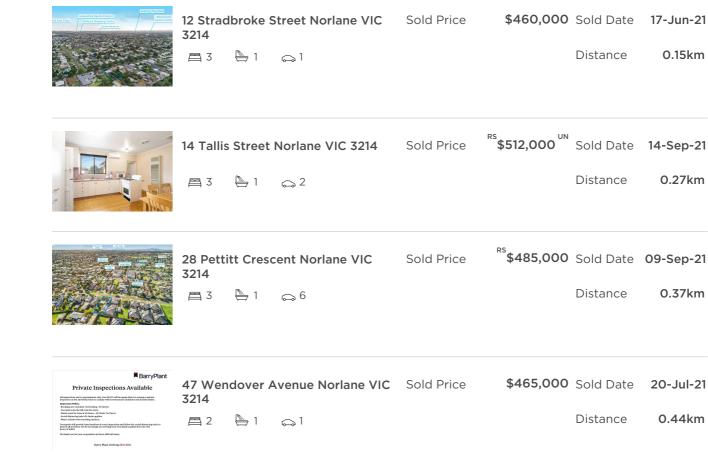
consumer.vic.gov.au



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0.15km





58 Wei 3214	ndover	Avenue Norlane VIC	Sold Price	\$460,000	Sold Date	02-Jul-21
昌 3	1	⇔ 2			Distance	0.47km



26A Tallis Street Norlane VIC 3214	Sold Price	^{RS} \$510,000 Sold Date	01-Oct-21
🛱 3 🕒 1 👝 2		Distance	0.48km

RS = Recent sale UN = Undisclosed Sale

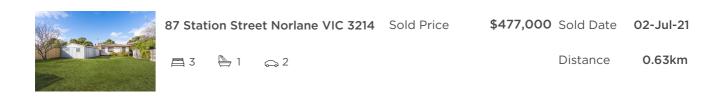
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