



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**2/7 Karrin Court,  
NORLANE 3214**

House

2 beds

1 baths

1 parking

### Indicative selling price

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

**Range from \$315,000 -  
\$335,000**

### Median sale price

Median **House** for **Norlane** for period **Oct 2016 - Sep 2017**  
Sourced from **Pricefinder**.

**\$241,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>43 Dunloe Avenue,</b> Norlane 3214	Price <b>\$315,000</b> Sold 25 January 2017
<b>2 DENVER ST ,</b> Norlane 3214	Price <b>\$357,750</b> Sold 07 March 2017
<b>9 Wisteria Gr,</b> Norlane 3214	Price <b>\$302,500</b> Sold 09 June 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

 **Michelle Winckle**

03 5241 1488  
0416 117 978  
[michelle.winckle@hayeswinckle.com.au](mailto:michelle.winckle@hayeswinckle.com.au)

[ **hayeswinckle** ]

**Team 3216 Pty Ltd t/as  
Hayeswinckle Agent**

79 Barrabool Road,  
Highton VIC 3216