



# STATEMENT OF INFORMATION

46 ROBIN AVENUE, NORLANE, VIC-3214

PREPARED BY GRAHAM SCANLON, FRUIT PROPERTY GEELONG

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**46 ROBIN AVENUE, NORLANE, VIC 3214**



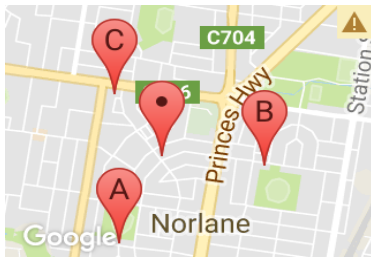
**Indicative Selling Price**

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

**Price Range: 215,000 to 230,000**

Provided by: Graham Scanlon, Fruit Property Geelong

## MEDIAN SALE PRICE



**NORLANE, VIC, 3214**

Suburb Median Sale Price (House)

**\$255,000**

01 July 2016 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**50 ALKIRA AVE, NORLANE, VIC 3214**



Sale Price

**\*\$210,000**

Sale Date: 21/06/2017

Distance from Property: 684m



**27 ROSE AVE, NORLANE, VIC 3214**



Sale Price

**\$237,500**

Sale Date: 10/05/2017

Distance from Property: 674m



**15 IBIS CRT, NORLANE, VIC 3214**



Sale Price

**\$250,000**

Sale Date: 20/12/2016

Distance from Property: 535m



This report has been compiled on 12/09/2017 by Fruit Property Geelong, Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

46 ROBIN AVENUE, NORLANE, VIC 3214

### Indicative selling price

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Price Range: 215,000 to 230,000

### Median sale price

Median price \$255,000

House

Unit

Suburb

NORLANE

Period 01 July 2016 to 30 June 2017

Source



### Comparable property sales

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
50 ALKIRA AVE, NORLANE, VIC 3214	*\$210,000	21/06/2017
27 ROSE AVE, NORLANE, VIC 3214	\$237,500	10/05/2017
15 IBIS CRT, NORLANE, VIC 3214	\$250,000	20/12/2016