



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**46A Waitara Grove,  
NORLANE 3214**

Unit



2 beds



2 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 \$359,000 - \$389,000**

### Median sale price

Median **Unit** for **NORLANE** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$300,000**

### 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.

**5/84 Donnybrook Road,**  
Norlane 3214

Price **\$352,000** Sold 12 June  
2019

**2/4 Karlovac Court,**  
Bell Park 3215

Price **\$380,000** Sold 31 May  
2019

**46 Waitara Grove,**  
Norlane 3214

Price **\$342,000** Sold 18  
January 2019

This Statement of Information was prepared on 18th Sep 2019

### Additional Information

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.

**Team 3222 Pty Ltd t/as  
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### Contact agents



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