

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3B Waverley Street, Norlane Vic 3214

### Indicative selling price

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

Range between \$429,000 & \$469,000

### Median sale price

Median price \$345,000

Property Type Unit

Suburb Norlane

Period - From 18/06/2020

to 17/06/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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 most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2d Alkira Av NORLANE 3214	\$419,000	19/03/2021
2	1/23 Princess Rd CORIO 3214	\$430,000	10/11/2020
3	1/54 Donnybrook Rd NORLANE 3214	\$445,000	31/01/2020

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/06/2021 09:51



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**Property Type:** Unit  
**Land Size:** 317 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$429,000 - \$469,000

**Median Unit Price**  
18/06/2020 - 17/06/2021: \$345,000

## Comparable Properties

**2d Alkira Av NORLANE 3214 (VG)**

**Agent Comments**

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**Price:** \$419,000  
**Method:** Sale  
**Date:** 19/03/2021  
**Property Type:** Flat/Unit/Apartment (Res)



**1/23 Princess Rd CORIO 3214 (VG)**

**Agent Comments**

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**Price:** \$430,000  
**Method:** Sale  
**Date:** 10/11/2020  
**Property Type:** Flat/Unit/Apartment (Res)

**1/54 Donnybrook Rd NORLANE 3214 (VG)**

**Agent Comments**

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**Price:** \$445,000  
**Method:** Sale  
**Date:** 31/01/2020  
**Property Type:** Flat/Unit/Apartment (Res)