

STATEMENT OF INFORMATION

47 COX ROAD, NORLANE, VIC 3214

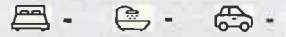
PREPARED BY VANDERS REAL ESTATE, 152A HIGH STREET BELMONT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



47 COX ROAD, NORLANE, VIC 3214

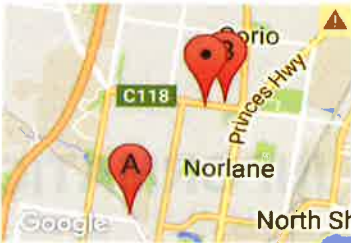


Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$140,000 to \$160,000**

MEDIAN SALE PRICE




NORLANE, VIC, 3214

Suburb Median Sale Price (Vacant Land)

\$125,000

01 January 2017 to 31 December 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



8 NICHOLSON CRES, BELL PARK, VIC 3215



Sale Price

\$153,000

Sale Date: 10/09/2017

Distance from Property: 1.9km



27 GEORGIA GR, CORIO, VIC 3214



Sale Price

***\$153,200**

Sale Date: 07/10/2017

Distance from Property: 280m



This report has been compiled on 06/03/2018 by Vanders Real Estate. Property Data Solutions Pty Ltd 2018 - 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

47 COX ROAD, NORLANE, VIC 3214

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$140,000 to \$160,000

Median sale price

Median price

\$125,000

House

Unit

Suburb

NORLANE

Period

01 January 2017 to 31 December
2017

Source


pricfinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
8 NICHOLSON CRES, BELL PARK, VIC 3215	\$153,000	10/09/2017
27 GEORGIA GR, CORIO, VIC 3214	*\$153,200	07/10/2017

