

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

135 SPARKS ROAD NORLANE VIC 3214

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

House

Suburb

Norlane

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

A* 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

14-16 DAREBIN STREET NORLANE VIC 3214	\$415,000	16-Oct-24
70 FORSTER STREET NORLANE VIC 3214	\$475,000	04-Sep-24
70 ALKIRA AVENUE NORLANE VIC 3214	\$453,500	11-Apr-24

OR

B* ~~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.~~

This Statement of Information was prepared on: 17 March 2025



**14-16 DAREBIN STREET NORLANE
VIC 3214**

3 1 3

Sold Price

\$415,000

Sold Date

16-Oct-24

Distance

1.5km



**70 FORSTER STREET NORLANE
VIC 3214**

- - -

Sold Price

\$475,000

Sold Date

04-Sep-24

Distance

0.46km



**70 ALKIRA AVENUE NORLANE VIC
3214**

- - -

Sold Price

\$453,500

Sold Date

11-Apr-24

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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