

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 or
locality and postcode

17 Olympic Avenue, Norlane Vic 3214

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$417,500 Property Type House Suburb Norlane

Period - From 01/01/2021 to 31/03/2021 Source REIV

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
1	13 Dunloe Av NORLANE 3214	\$500,000	26/04/2021
2	577 Thompson Rd NORLANE 3214	\$505,000	31/03/2021
3	4 Holdsworth Ct NORLANE 3214	\$500,000	05/03/2020

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:

07/06/2021 10:17



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

13 Dunloe Av NORLANE 3214 (VG)

Agent Comments



Price: \$500,000

Method: Sale

Date: 26/04/2021

Property Type: House (Res)

Land Size: 708 sqm approx



577 Thompson Rd NORLANE 3214 (VG)

Agent Comments



Price: \$505,000

Method: Sale

Date: 31/03/2021

Property Type: House (Res)

Land Size: 665 sqm approx

4 Holdsworth Ct NORLANE 3214 (VG)

Agent Comments



Price: \$500,000

Method: Sale

Date: 05/03/2020

Property Type: House (Res)

Land Size: 697 sqm approx