

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

75 Plume Street, Norlane Vic 3214

Indicative selling price

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

Range between \$329,000 & \$359,000

Median sale price

Median price \$335,000

Property Type Unit

Suburb Norlane

Period - From 01/10/2019

to 30/09/2020

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	48a Bellbird Av NORLANE 3214	\$352,500	09/08/2020
2	38a Alkira Av NORLANE 3214	\$330,000	06/12/2019
3	1C Lowan Av NORLANE 3214	\$306,000	12/11/2020

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:

09/01/2021 14:01



3 1 1

Property Type: Townhouse
(Single)

Land Size: 230 sqm approx

Agent Comments

Comparable Properties

48a Bellbird Av NORLANE 3214 (VG)

Agent Comments

3 - -

Price: \$352,500

Method: Sale

Date: 09/08/2020

Property Type: House (Res)

Land Size: 278 sqm approx



38a Alkira Av NORLANE 3214 (VG)

Agent Comments

2 - -

Price: \$330,000

Method: Sale

Date: 06/12/2019

Property Type: House (Res)

Land Size: 253 sqm approx



1C Lowan Av NORLANE 3214 (REI/VG)

Agent Comments

2 1 1

Price: \$306,000

Method: Private Sale

Date: 12/11/2020

Property Type: Townhouse (Single)

Land Size: 86 sqm approx