

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

36 Dunloe Avenue, Norlane Vic 3214

Indicative selling price

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

Range between \$420,000 & \$440,000

Median sale price

Median price \$487,000 Property Type House Suburb Norlane

Period - From 01/04/2022 to 31/03/2023 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	35 Watsonia Gr NORLANE 3214	\$440,000	14/06/2023
2	84 The Boulevard NORLANE 3214	\$435,000	30/03/2023
3	158 Sparks Rd NORLANE 3214	\$420,000	06/03/2023

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:

26/06/2023 09:32



2
 1
 5

Property Type: House
Land Size: 655 sqm approx
Agent Comments

Indicative Selling Price

\$420,000 - \$440,000

Median House Price

Year ending March 2023: \$487,000

Comparable Properties



35 Watsonia Gr NORLANE 3214 (REI)

Agent Comments

2
 1
 4

Price: \$440,000
Method: Private Sale
Date: 14/06/2023
Property Type: House
Land Size: 664 sqm approx



84 The Boulevard NORLANE 3214 (REI)

Agent Comments

3
 1
 2

Price: \$435,000
Method: Private Sale
Date: 30/03/2023
Property Type: House
Land Size: 640 sqm approx



158 Sparks Rd NORLANE 3214 (REI/VG)

Agent Comments

2
 1
 3

Price: \$420,000
Method: Private Sale
Date: 06/03/2023
Property Type: House
Land Size: 688 sqm approx

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