

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

6 Denver Street, Norlane Vic 3214

Indicative selling price

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

Range between \$349,000 & \$379,000

Median sale price

Median price \$390,000 Property Type House Suburb Norlane

Period - From 01/07/2020 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	145 Sparks Rd NORLANE 3214	\$373,500	10/07/2020
2	46 Alkira Av NORLANE 3214	\$372,000	22/10/2020
3	150 Sparks Rd NORLANE 3214	\$345,000	19/11/2020

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:

23/11/2020 14:21



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Property Type: House

Land Size: 667 sqm approx

Agent Comments

Comparable Properties



145 Sparks Rd NORLANE 3214 (VG)

Agent Comments

3 - -

Price: \$373,500

Method: Sale

Date: 10/07/2020

Property Type: House (Res)

Land Size: 650 sqm approx



46 Alkira Av NORLANE 3214 (REI)

Agent Comments

3 1 3

Price: \$372,000

Method: Private Sale

Date: 22/10/2020

Property Type: House

Land Size: 640 sqm approx



150 Sparks Rd NORLANE 3214 (REI)

Agent Comments

2 1 3

Price: \$345,000

Method: Private Sale

Date: 19/11/2020

Property Type: House

Land Size: 688 sqm approx