# hockingstuart

# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 12 WREN STREET, NORLANE, VIC 3214







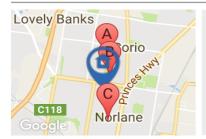
**Indicative Selling Price** 

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

\$270,000 to \$285,000

Provided by: matthewroberts, Hocking Stuart Geelong

# **SUBURB MEDIAN**



# NORLANE, VIC, 3214

**Suburb Median Sale Price (House)** 

\$255,000

01 January 2017 to 31 March 2017

Provided by: **pricefinder** 

# **COMPARABLE PROPERTIES**

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.



# 54 GOLDSWORTHY RD, CORIO, VIC 3214







Sale Price

\*\$298,000

Sale Date: 20/04/2017

Distance from Property: 781m





14 NEVADA AVE, CORIO, VIC 3214







Sale Price

**\*\$275,000** 

Sale Date: 07/04/2017

Distance from Property: 312m





9 KALINGA ST, NORLANE, VIC 3214







**Sale Price** 

\*\$285,000

Sale Date: 15/03/2017

Distance from Property: 946m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## **Sections 47AF of the Estate Agents Act 1980**

#### Property offered for sale

Address Including suburb and postcode	12 WREN STREET, NORLANE, VIC 3214
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#### Indicative selling price

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

Single Price / Range \$270,000 to \$285,000

#### Median sale price

Median price	\$255,000	House	X	Unit	Suburb	NORLANE
Period	01 January 2017 to 31 March 2017			Source	• [	oricefinder

# Comparable property sales

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
54 GOLDSWORTHY RD, CORIO, VIC 3214	*\$298,000	20/04/2017
14 NEVADA AVE, CORIO, VIC 3214	*\$275,000	07/04/2017
9 KALINGA ST, NORLANE, VIC 3214	*\$285,000	15/03/2017

