

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 WREN STREET, NORLANE, VIC 3214

2 1 1

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

3 1 3

Sale Price

***\$298,000**

Sale Date: 20/04/2017

Distance from Property: 781m



14 NEVADA AVE, CORIO, VIC 3214

3 1 1

Sale Price

***\$275,000**

Sale Date: 07/04/2017

Distance from Property: 312m



9 KALINGA ST, NORLANE, VIC 3214

3 1 3

Sale Price

***\$285,000**

Sale Date: 15/03/2017

Distance from Property: 946m



This report has been compiled on 17/05/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

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



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