STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980
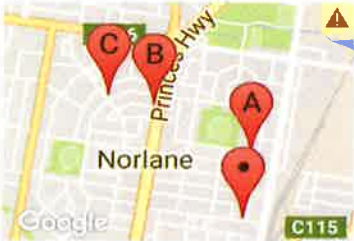
68 FORSTER STREET, NORLANE, VIC 3214   🛏 3   🛁 1   🚗 -

Indicative Selling Price

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

Price Range: **$220,000 to $240,000**

MEDIAN SALE PRICE

NORLANE, VIC, 3214

Suburb Median Sale Price (House)

$285,000

01 January 2017 to 31 December 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.

59 GERBERA AVE, NORLANE, VIC 3214   🛏 3   🛁 1   🚗 -

Sale Price
*$212,500
Sale Date: 17/09/2017

Distance from Property: 490m   Ⓐ

119 PRINCES HWY, NORLANE, VIC 3214   🛏 3   🛁 1   🚗 1

Sale Price
*$226,000
Sale Date: 17/01/2018

Distance from Property: 1km   Ⓑ

46 ROBIN AVE, NORLANE, VIC 3214   🛏 3   🛁 1   🚗 -

Sale Price
$247,000
Sale Date: 06/10/2017

Distance from Property: 1.3km   Ⓒ

This report has been compiled on 08/03/2018 by Vanders Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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	68 FORSTER STREET, NORLANE, VIC 3214

Indicative selling price

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

Price Range:	$220,000 to $240,000

Median sale price

Median price	$285,000	House	X	Unit		Suburb	NORLANE
Period	01 January 2017 to 31 December 2017			Source			pricefinder

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
59 GERBERA AVE, NORLANE, VIC 3214	*$212,500	17/09/2017
119 PRINCES HWY, NORLANE, VIC 3214	*$226,000	17/01/2018
46 ROBIN AVE, NORLANE, VIC 3214	$247,000	06/10/2017