

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

12 Stradbroke Street, Norlane Vic 3214

Indicative selling price

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

Range between \$399,000 & \$438,000

Median sale price

Median price \$417,500 Property Type House Suburb Norlane

Period - From 01/01/2021 to 31/03/2021 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	42 Tallis St NORLANE 3214	\$441,000	01/05/2021
2	9 Waverley St NORLANE 3214	\$486,000	29/04/2021
3	3 Spruhan Av NORLANE 3214	\$430,000	02/02/2021

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:

08/06/2021 09:26



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Property Type: House (Res)

Land Size: 701 sqm approx

Agent Comments

Comparable Properties



42 Tallis St NORLANE 3214 (REI)

Agent Comments

 4  1  1

Price: \$441,000

Method: Auction Sale

Date: 01/05/2021

Property Type: House (Res)

Land Size: 743 sqm approx



9 Waverley St NORLANE 3214 (REI)

Agent Comments

 3  1  5

Price: \$486,000

Method: Private Sale

Date: 29/04/2021

Property Type: House

Land Size: 712 sqm approx



3 Spruhan Av NORLANE 3214 (VG)

Agent Comments

 2  -  -

Price: \$430,000

Method: Sale

Date: 02/02/2021

Property Type: House (Res)

Land Size: 697 sqm approx