

## 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 and  
postcode

12 ROBIN AVENUE NORLANE VIC 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$385,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$484,000

Property type

House

Suburb

Norlane

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

### 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

56 YOORINGA AVENUE NORLANE VIC 3214	\$450,000	23-Mar-22
1/54 TALLIS STREET NORLANE VIC 3214	\$410,000	08-Sep-22
1 MARNOO COURT NORLANE VIC 3214	\$410,000	24-May-22

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: 27 September 2022

**56 YOORINGA AVENUE NORLANE  
VIC 3214**

Sold Price

**\$450,000**

Sold Date

**23-Mar-22**

2

1

1

Distance

**0.39km****1/54 TALLIS STREET NORLANE VIC  
3214**

Sold Price

<sup>RS</sup> **\$410,000**

Sold Date

**08-Sep-22**

2

1

1

Distance

**0.94km****1 MARNOO COURT NORLANE VIC  
3214**

Sold Price

**\$410,000**

Sold Date

**24-May-22**

3

1

2

Distance

**0.2km****RS** = Recent sale**UN** = Undisclosed Sale

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