

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
locality and postcode

4 Rosewell Court, Norlane

Indicative selling price

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

Range Between

\$370,000

&

\$400,000

Median Sale Price

Median price

\$305,000

House

X

Suburb
or locality

Norlane

Period - From

01/04/2017

to

31/03/2018

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
1. 20 Adriatic Crt, Norlane	\$448,000	27/04/2018
2. 62 Bellnore Drive, Norlane	\$430,000	08/02/2018
3. 1 Bellnore Drive, Norlane	\$380,000	13/11/2017

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 20 June 2018