

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

20 Spruhan Avenue Norlane VIC 3214

Indicative selling price

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

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$418,250

Property type

Other

Suburb

Norlane

Period-from

01 Nov 2020

to

31 Oct 2021

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

3 Plume Street Norlane VIC 3214	\$491,000	03-Jun-21
47 Wendover Avenue Norlane VIC 3214	\$465,000	20-Jul-21
20 Tallis Street Norlane VIC 3214	\$500,000	23-Jun-21

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: 01 November 2021



3 Plume Street Norlane VIC 3214

Sold Price

\$491,000

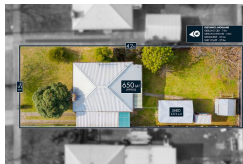
Sold Date

03-Jun-21

2 1 -

Distance

0.15km



47 Wendover Avenue Norlane VIC 3214

Sold Price

\$465,000

Sold Date

20-Jul-21

2 1 1

Distance

0.27km



20 Tallis Street Norlane VIC 3214

Sold Price

\$500,000

Sold Date

23-Jun-21

2 1 1

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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