

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



65 EAGLE PARADE, NORLANE, VIC 3214

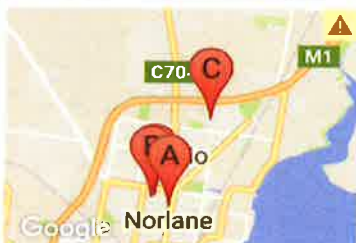
 2  1  -

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: 

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.



119 PRINCES HWY, NORLANE, VIC 3214

 3  1  1

Sale Price

***\$226,000**

Sale Date: 17/01/2018

Distance from Property: 509m



19 GULL ST, NORLANE, VIC 3214

 3  1  1

Sale Price

\$220,000

Sale Date: 15/09/2017

Distance from Property: 123m



1 PROUSE CRT, CORIO, VIC 3214

 1  1  -

Sale Price

\$233,000

Sale Date: 06/10/2017

Distance from Property: 2,7km



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

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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

65 EAGLE PARADE, 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



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 |
|------------------------------------|------------|--------------|
| 119 PRINCES HWY, NORLANE, VIC 3214 | *\$226,000 | 17/01/2018 |
| 19 GULL ST, NORLANE, VIC 3214 | \$220,000 | 15/09/2017 |
| 1 PROUSE CRT, CORIO, VIC 3214 | \$233,000 | 06/10/2017 |