

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9a Wisteria Grove, Norlane Vic 3214

Indicative selling price

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

Range between \$439,000

&

\$479,000

Median sale price

Median price \$472,500

Property Type Unit

Suburb Norlane

Period - From 23/01/2022

to

22/01/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2/32 Spruhan Av NORLANE 3214	\$490,000	16/09/2022
2	1/54 Donnybrook Rd NORLANE 3214	\$486,000	18/01/2023
3	1/158 Princes Hwy NORLANE 3214	\$460,000	15/10/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/01/2023 11:17



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 1
 2

Property Type: House
Land Size: 325 sqm approx
 Agent Comments

Indicative Selling Price
 \$439,000 - \$479,000

Median Unit Price
 23/01/2022 - 22/01/2023: \$472,500

Comparable Properties



2/32 Spruhan Av NORLANE 3214 (REI/VG)

Agent Comments

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Price: \$490,000
Method: Private Sale
Date: 16/09/2022
Property Type: Unit
Land Size: 228 sqm approx



1/54 Donnybrook Rd NORLANE 3214 (REI)

Agent Comments

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Price: \$486,000
Method: Private Sale
Date: 18/01/2023
Property Type: Unit
Land Size: 297 sqm approx

1/158 Princes Hwy NORLANE 3214 (VG)

Agent Comments

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Price: \$460,000
Method: Sale
Date: 15/10/2022
Property Type: Flat/Unit/Apartment (Res)