

# 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 or  
locality and postcode

36 Arunga 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)

Range between \$420,000 & \$460,000

### Median sale price

Median price \$465,000 Property Type House Suburb Norlane

Period - From 01/04/2021 to 31/03/2022 Source REIV

### 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 |
|---|--------------------------------|-----------|--------------|
| 1 | 474 Thompson Rd NORLANE 3214   | \$445,000 | 20/01/2022   |
| 2 | 19 Tennyson St NORLANE 3214    | \$440,000 | 23/04/2022   |
| 3 | 120 Sparks Rd NORLANE 3214     | \$435,000 | 23/03/2022   |

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:

03/06/2022 14:32



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**Property Type:** House

**Land Size:** 746 sqm approx

**Agent Comments**

## Comparable Properties

**474 Thompson Rd NORLANE 3214 (VG)**

**Agent Comments**

3 - -

**Price:** \$445,000

**Method:** Sale

**Date:** 20/01/2022

**Property Type:** House (Res)

**Land Size:** 763 sqm approx



**19 Tennyson St NORLANE 3214 (REI)**

**Agent Comments**

3 1 1

**Price:** \$440,000

**Method:** Auction Sale

**Date:** 23/04/2022

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**120 Sparks Rd NORLANE 3214 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$435,000

**Method:** Private Sale

**Date:** 23/03/2022

**Property Type:** House

**Land Size:** 622 sqm approx