

# 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

120 Sparks Road, 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 \$349,000 & \$379,000

### Median sale price

Median price \$387,500 Property Type House Suburb Norlane

Period - From 01/10/2020 to 31/12/2020 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	169 Sparks Rd NORLANE 3214	\$385,000	06/07/2020
2	145 Sparks Rd NORLANE 3214	\$373,500	10/07/2020
3	12 Falcon St NORLANE 3214	\$352,000	21/01/2021

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:

15/03/2021 15:04



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 623 sqm approx

Agent Comments

## Comparable Properties

### 169 Sparks Rd NORLANE 3214 (REI/VG)

Agent Comments



**Price:** \$385,000

**Method:** Private Sale

**Date:** 06/07/2020

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



### 145 Sparks Rd NORLANE 3214 (VG)

Agent Comments



**Price:** \$373,500

**Method:** Sale

**Date:** 10/07/2020

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



### 12 Falcon St NORLANE 3214 (REI/VG)

Agent Comments



**Price:** \$352,000

**Method:** Private Sale

**Date:** 21/01/2021

**Property Type:** House

**Land Size:** 641 sqm approx