

## 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

1 PLUME STREET NORLANE VIC 3214

### Indicative selling price

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

Single Price

or range  
between

\$425,000

&

\$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$468,000

Property type

House

Suburb

Norlane

Period-from

01 Jul 2021

to

30 Jun 2022

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

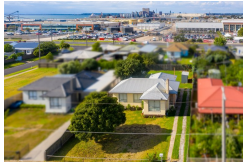
Date of sale

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 22 BROOKS STREET NORLANE VIC 3214  | \$483,000 | 21-Feb-22 |
| 3 PLUME STREET NORLANE VIC 3214    | \$491,000 | 03-Jun-21 |
| 13 SPRUHAN AVENUE NORLANE VIC 3214 | \$468,000 | 22-Apr-22 |

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: 09 July 2022



**22 BROOKS STREET NORLANE VIC 3214** Sold Price **\$483,000** Sold Date **21-Feb-22**

3 1 2

Distance -



**3 PLUME STREET NORLANE VIC 3214** Sold Price **\$491,000** Sold Date **03-Jun-21**

2 1 -

Distance **0.02km**



**13 SPRUHAN AVENUE NORLANE VIC 3214** Sold Price **\$468,000** Sold Date **22-Apr-22**

2 1 -

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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