

# 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

9 Waverley 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)

Range between \$419,000 & \$449,000

### Median sale price

Median price \$417,500 Property Type House Suburb Norlane

Period - From 01/01/2021 to 31/03/2021 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	17 Brooks St NORLANE 3214	\$476,500	22/01/2021
2	21 Tallis St NORLANE 3214	\$450,000	29/01/2021
3	3 Kalinga St NORLANE 3214	\$435,000	30/03/2021

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:

19/04/2021 09:16



2 -

**Property Type:** House  
**Land Size:** 712 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$419,000 - \$449,000  
**Median House Price**  
March quarter 2021: \$417,500

## Comparable Properties



**17 Brooks St NORLANE 3214 (REI/VG)**

**Agent Comments**

5 3 3

**Price:** \$476,500  
**Method:** Private Sale  
**Date:** 22/01/2021  
**Property Type:** House  
**Land Size:** 716 sqm approx



**21 Tallis St NORLANE 3214 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 29/01/2021  
**Property Type:** House  
**Land Size:** 689 sqm approx



**3 Kalinga St NORLANE 3214 (REI)**

**Agent Comments**

3 1 3

**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 30/03/2021  
**Property Type:** House  
**Land Size:** 652 sqm approx