

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

79 Forster Street, Norlane Vic 3214

Indicative selling price

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

Range between \$410,000 & \$430,000

Median sale price

Median price \$460,000 Property Type House Suburb Norlane

Period - From 01/07/2022 to 30/06/2023 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	36 Dunloe Av NORLANE 3214	\$420,000	01/07/2023
2	21 Robin Av NORLANE 3214	\$419,000	06/04/2023
3	170 Sparks Rd NORLANE 3214	\$410,000	31/05/2023

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:

07/09/2023 14:47



3
 1

Property Type:
Land Size: 662 sqm approx
Agent Comments

Indicative Selling Price
 \$410,000 - \$430,000
Median House Price
 Year ending June 2023: \$460,000

Comparable Properties



36 Dunloe Av NORLANE 3214 (REI/VG)

Agent Comments

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Price: \$420,000
Method: Private Sale
Date: 01/07/2023
Property Type: House (Res)
Land Size: 655 sqm approx



21 Robin Av NORLANE 3214 (REI/VG)

Agent Comments

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Price: \$419,000
Method: Private Sale
Date: 06/04/2023
Property Type: House
Land Size: 557 sqm approx



170 Sparks Rd NORLANE 3214 (REI/VG)

Agent Comments

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 1
 3

Price: \$410,000
Method: Private Sale
Date: 31/05/2023
Property Type: House
Land Size: 689 sqm approx

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