

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

38 Arunga Avenue, Norlane Vic 3214

Indicative selling price

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

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

Median sale price

Median price \$495,000 Property Type House Suburb Norlane

Period - From 01/01/2022 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 14:33



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Property Type: House

Land Size: 770 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