

## **STATEMENT OF INFORMATION**

82 THE BOULEVARD, NORLANE, VIC 3214

PREPARED BY VANDERS REAL ESTATE, 152A HIGH STREET BELMONT

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**82 THE BOULEVARD, NORLANE, VIC 3214**  -  -  -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$220,000 to \$240,000**

## MEDIAN SALE PRICE




### NORLANE, VIC, 3214

Suburb Median Sale Price (House)

**\$285,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



### 19 GULL ST, NORLANE, VIC 3214

 3  1  1

Sale Price

**\$220,000**

Sale Date: 15/09/2017

Distance from Property: 1.2km



### 59 GERBERA AVE, NORLANE, VIC 3214

 3  1  -

Sale Price

**\*\$212,500**

Sale Date: 17/09/2017

Distance from Property: 1.5km



### 113 COX RD, NORLANE, VIC 3214

 1  2  -

Sale Price

**\$200,000**

Sale Date: 16/10/2017

Distance from Property: 1.5km



This report has been compiled on 06/03/2018 by Vanders Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**119 PRINCES HWY, NORLANE, VIC 3214**

 **3**  **1**  **1**

**Sale Price**

**\*\$226,000**

Sale Date: 17/01/2018

Distance from Property: 1.1km



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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

82 THE BOULEVARD, NORLANE, VIC 3214

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$220,000 to \$240,000

### Median sale price

Median price

\$285,000

House

☒

Unit

Suburb

NORLANE

Period

01 January 2017 to 31 December 2017

Source

  
pricfinder

### Comparable property sales

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
19 GULL ST, NORLANE, VIC 3214	\$220,000	15/09/2017
59 GERBERA AVE, NORLANE, VIC 3214	*\$212,500	17/09/2017
113 COX RD, NORLANE, VIC 3214	\$200,000	16/10/2017
119 PRINCES HWY, NORLANE, VIC 3214	*\$226,000	17/01/2018

