

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 🕮 - 🕒 -

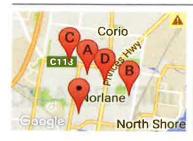
Indicative Selling Price

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

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: pricefinder

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







Sale Price \$220,000

Sale Date: 15/09/2017

Distance from Property: 1,2km





59 GERBERA AVE, NORLANE, VIC 3214







Sale Price *\$212,500

Sale Date: 17/09/2017

Distance from Property: 1.5km





113 COX RD, NORLANE, VIC 3214







Sale Price

\$200,000

Distance from Property: 1.5km







119 PRINCES HWY, NORLANE, VIC 3214



\$226,000Sale Date: 17/01/2018

Distance from Property: 1.1km





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

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Indicative selling price

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

Median sale price

Median price	\$285,000	House	Х	Unit	Suburb	NORLANE
Period	01 January 2017 to 31 2017	Decembe	r	Source	р	ricefinder

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

