

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 11 Watsonia Grove, Norlane, VIC 3214

Indicative selling price

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

Price Range

\$450,000

&

\$490,000

Median sale price

Median price

\$455,000

Property Type

House

Suburb

Norlane (3214)

Period - From

01/07/2022

to

01/06/2023

Source

Pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
8 SPARKS ROAD, NORLANE VIC 3214	\$460,000	06/02/2023
34 ARUNGA AVENUE, NORLANE VIC 3214	\$500,000	26/05/2023
53 BELLBIRD AVENUE, NORLANE VIC 3214	\$481,000	03/01/2023

This Statement of Information was prepared on: 23/08/2023