

# 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  
locality and postcode

3/59 St Georges Road, Norlane

### Indicative selling price

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

Range Between

\$291,000

&

\$305,000

### Median Sale Price

Median price

\$274,000

Unit

X

Suburb  
or locality

Norlane

Period - From

01/07/2017

to

30/06/2018

Source

Pricefinder

### 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
1. 25 Wisteria Grove, Norlane	\$285,000	08/11/2017
2. 2/61 St Georges Road, Norlane	\$260,000	29/03/2018
3. 3/61 St Georges Road, Norlane	\$260,000	29/03/2018

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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3/59 St Georges Road, Norlane

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Indicative selling price: \$291,000 - \$305,000

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

Bed Bath Car

## Norlane

Median House Price:  
Period From: 01/07/2017  
Source: Pricfinder

Median Unit Price: \$274,000  
Period to: 30/06/2018

## Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
25 Wisteria Grove, Norlane	House	2	1	1	\$285,000	08/11/2017	
2/61 St Georges Road, Norlane	Town House	2	1	1	\$260,000	29/03/2018	
3/61 St Georges Road, Norlane	Town House	2	1	1	\$260,000	29/03/2018	

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Prepared on 22 October 2018

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