

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

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb

Period - From to Source

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	2/62 Olympic Av NORLANE 3214	\$405,000	21/03/2019
2	2/59 Olympic Av NORLANE 3214	\$400,000	08/01/2019
3	5a Robin Av NORLANE 3214	\$385,000	02/11/2018

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:



Property Type:

Agent Comments

Comparable Properties



2/62 Olympic Av NORLANE 3214 (REI/VG)

Agent Comments

3 2 6

Price: \$405,000

Method: Private Sale

Date: 21/03/2019

Property Type: Unit



2/59 Olympic Av NORLANE 3214 (REI/VG)

Agent Comments

3 2 4

Price: \$400,000

Method: Private Sale

Date: 08/01/2019

Property Type: Unit

Land Size: 260 sqm approx



5a Robin Av NORLANE 3214 (REI/VG)

Agent Comments

3 2 4

Price: \$385,000

Method: Private Sale

Date: 02/11/2018

Property Type: Unit

Land Size: 280 sqm approx