

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

4 Falcon Street, Norlane Vic 3214

Indicative selling price

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

Range between \$369,000 & \$399,000

Median sale price

Median price \$343,500 Property Type House Suburb Norlane

Period - From 01/10/2018 to 30/09/2019 Source REIV

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	20 Finch St NORLANE 3214	\$380,000	19/11/2018
2	10 Finch St NORLANE 3214	\$376,000	25/06/2018
3	25 Robin Av NORLANE 3214	\$375,000	01/11/2018

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:

21/10/2019 10:20

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Indicative Selling Price

\$369,000 - \$399,000

Median House Price

Year ending September 2019: \$343,500



Property Type: House (Res)

Land Size: 555 sqm approx

Agent Comments

Comparable Properties



20 Finch St NORLANE 3214 (VG)

Agent Comments



Price: \$380,000

Method: Sale

Date: 19/11/2018

Property Type: House (Res)

Land Size: 557 sqm approx



10 Finch St NORLANE 3214 (VG)

Agent Comments



Price: \$376,000

Method: Sale

Date: 25/06/2018

Property Type: House (Res)

Land Size: 557 sqm approx



25 Robin Av NORLANE 3214 (VG)

Agent Comments



Price: \$375,000

Method: Sale

Date: 01/11/2018

Property Type: House (Res)

Land Size: 557 sqm approx