

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**21 Cox Road,  
NORLANE 3214**

### Indicative selling price

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

**Range \$305,000 - \$335,000**

### Median sale price

Median **House** for **NORLANE** for period **Oct 2018 - Sep 2019**  
Sourced from **Pricefinder**.

**\$344,250**

### 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 the most comparable to the property for sale.

<b>52 Rose Avenue,</b> Norlane 3214	Price <b>\$315,000</b> Sold 21 September 2019
<b>545 Thompson Road,</b> Norlane 3214	Price <b>\$310,000</b> Sold 27 August 2019
<b>44 Princes Highway ,</b> Norlane 3214	Price <b>\$320,000</b> Sold 06 June 2019

This Statement of Information was prepared on 2nd Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

2 beds

1 baths

2 parking

### Ray White Lara

16 Hicks Street,  
Lara VIC 3212

### Contact agents



**Maddison Boothroyd**  
Ray White

0412 708 833  
[maddison.boothroyd@raywhite.com](mailto:maddison.boothroyd@raywhite.com)



**Ali Bandari**  
Ray White

0426 842 483  
[ali.bandari@raywhite.com](mailto:ali.bandari@raywhite.com)

**RayWhite**