

Statement of information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address: 31 Wendover Avenue, Norlane VIC 3214

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price N/A or range between \$300,000 & \$330,000

Median sale price

(*Delete house or unit as applicable)

Median price \$340,000 *House *Unit Suburb Norlane

Period -From July '17 to July '18 Source Realestate.com

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 Rose Avenue, Norlane VIC 3214	\$355,000	23/2/2018
26 Yooringa Avenue, Norlane VIC 3214	\$351,000	24/3/2018
65 Plume Street, Norlane VIC 3214	\$345,000	12/6/2018

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.