



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 2A Falcon Street, NORLANE 3214

House



2 beds



1 baths



1 parking

Indicative selling price

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

Range \$319,000 - \$349,000

Median sale price

Median **House** for **NORLANE** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$355,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

| | |
|--|--|
| 1/26 Stradbroke Street, Norlane 3214 | Price \$330,000 Sold 08 July 2019 |
| 1/35 Bellnore Drive, Norlane 3214 | Price \$325,000 Sold 06 March 2019 |
| 2/68 The Boulevard, Norlane 3214 | Price \$310,000 Sold 04 February 2019 |

This Statement of Information was prepared on 7th 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.

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