

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

33 Bellnore Drive, Norlane West

Indicative selling price

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

Single price \$* or range between \$489,000 & \$537,000

Median sale price

Median price \$356,000 *House *Unit Suburb or locality NORLANE

Period - From 1/11/2017 to 1/11/2018 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. 2 Shannahan Drive, Norlane	\$ 490,000	23/09/2018
2. 8d Yooringa Avenue, Norlane	\$ 455,000	26/11/2017
3 4 Adriatic Court, Norlane	\$ 515,000	21/09/2018

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.