

# 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 and  
postcode 15 Hinton Close, Norlane, VIC 3214

### Indicative selling price

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

Single price  or range between \$495,000 & \$544,500

### Median sale price

Median price \$453,750 Property type House Suburb NORLANE  
Period - From 20/03/2023 to 19/03/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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 2 Hinton Close Norlane Vic 3214	\$480,000	2024-03-15
2 84 Olympic Avenue Norlane Vic 3214	\$505,000	2024-02-16
3 4 Dardell Court Norlane Vic 3214	\$478,000	2024-01-24

This Statement of Information was prepared on: 20/03/2024

