

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 183 Sparks Road, Norlane, VIC 3214

### Indicative selling price

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

Price Range

\$480,000

&

\$528,000

### Median sale price

Median price

\$457,500

Property Type

House

Suburb

Norlane (3214)

Period - From

01/04/2023

to

30/06/2023

Source

Pricefinder

**Important advice about the median sale price:** The median sale price is provided to comply with section 47AF (2) (b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

### Comparable property sales

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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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
122 SPARKS RD, NORLANE, VIC 3214	\$510,000	15/08/2023
17 CAMELLIA CRES, NORLANE, VIC 3214	\$492,500	08/07/2023
16 KENTUCKY AVE, NORLANE, VIC 3214	\$503,000	23/06/2023

This Statement of Information was prepared on: 20/08/2023