

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

1A WISTERIA GROVE 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

or range
between

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$451,250

Property type

House

Suburb

Norlane

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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

| | | |
|---|-----------|-----------|
| 46B WAITARA GROVE NORLANE VIC 3214 | \$465,000 | 09-Aug-23 |
| 24 ULLADULLA STREET NORLANE VIC 3214 | \$460,000 | 11-Oct-23 |
| 1/1 RUSHDEN CLOSE BELL POST HILL VIC 3215 | \$475,000 | 02-Feb-23 |

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.~~

This Statement of Information was prepared on: 23 February 2024

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**46B WAITARA GROVE NORLANE
VIC 3214**

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Sold Price

\$465,000Sold Date **09-Aug-23**

Distance

1.39km**24 ULLADULLA STREET NORLANE
VIC 3214**

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Sold Price

\$460,000Sold Date **11-Oct-23**

Distance

1.4km**1/1 RUSHDEN CLOSE BELL POST
HILL VIC 3215**

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Sold Price

\$475,000Sold Date **02-Feb-23**

Distance

2.95km

RS = Recent sale

UN = Undisclosed Sale

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