Statement of Information

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property Offerred for sale

Address Including suburb and locality and postcode	59 Robin Avenue, Norlane

Indicative selling price

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

Range Between	$310,000	&	$340,000

Median Sale Price

Median price	$288,000	House	X	Suburb or locality	Norlane
Period - From	01/01/2017	to	31/12/2017	Source	Pricefinder

Comparable property sales

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 Finch Street, Norlane	$316,000	06/11/2017
2. 4 Cobargo Court, Norlane	$330,000	01/02/2018
3. 55 Wendover Avenue, Norlane	$345,000	01/02/2018

Disclaimer: Every care has been taken in the preparation of the attached information, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 28 March 2018

Statement of Information

Sections 47AF of the Estate Agents Act 1980



59 Robin Avenue, Norlane

2	1	2
Bed	Bath	Car

Indicative selling price: $310,000 - $340,000

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

Norlane

Median House Price: $288,000
Period From: 01/01/2017
Source: Pricefinder

Median Unit Price:
Period to: 31/12/2017

Comparable Sales

Address	Type	Bed	Bath	Car	Sold Price	Sold Date	Area
2 Finch Street, Norlane	House	2	1	1	$316,000	06/11/2017	557m2
4 Cobargo Court, Norlane	House	2	1	1	$330,000	01/02/2018	761m2
55 Wendover Avenue, Norlane	House	2	1	1	$345,000	01/02/2018	650m2

Disclaimer: Every care has been taken in the preparation of the attached information in accordance with Section 47AF of the Estate Agents Act 1980, however is to be used as a guide only and are not representations by the Owner/s or Agent. Comparable sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Prepared on 28 March 2018

Agent Details
Jason Barnett
0417585221
jason@barnettproperty.com.au