

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 or locality and postcode | 84 Rose Avenue, Norlane Vic 3214 |
|---|----------------------------------|

Indicative selling price

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

| | | | |
|---------------|-----------|---|-----------|
| Range between | \$200,000 | & | \$220,000 |
|---------------|-----------|---|-----------|

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------------------|---------|
| Median price | \$269,000 | House | X | Unit | | Suburb or locality | Norlane |
| Period - From | 01/04/2017 | to | 30/06/2017 | 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 eighteen 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 | 81 Rose Av NORLANE 3214 | \$262,000 | 06/05/2017 |
| 2 | 7 Rose Av NORLANE 3214 | \$224,000 | 03/09/2016 |
| 3 | 1 Rose Av NORLANE 3214 | \$206,000 | 10/02/2017 |

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 eighteen months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 660 sqm approx

Agent Comments

Comparable Properties



81 Rose Av NORLANE 3214 (REI/VG)

Agent Comments



Price: \$262,000

Method: Auction Sale

Date: 06/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 651 sqm approx



7 Rose Av NORLANE 3214 (REI/VG)

Agent Comments



Price: \$224,000

Method: Auction Sale

Date: 03/09/2016

Rooms: -

Property Type: House (Res)

Land Size: 609 sqm approx



1 Rose Av NORLANE 3214 (VG)

Agent Comments



Price: \$206,000

Method: Sale

Date: 10/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 648 sqm approx