

Statement of information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address: 22 Plume Street, 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 &

Median sale price

(*Delete house or unit as applicable)

Median price *House *Unit Suburb

Period -From to Source

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 agents representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---------------------------------------|-----------|--------------|
| 21 Tallis Street, Norlane VIC 3214 | \$430,000 | 12/6/2018 |
| 5 Pine Avenue, North Shore VIC 3214 | \$522,000 | 31/10/2017 |
| 109 Princes Highway, Norlane VIC 3214 | \$545,000 | 4/1/2018 |

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.