

Statement of information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address: 21 Wendover Avenue, Norlane

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$N/A or range between \$300,000 & \$330,000

Median sale price

(*Delete house or unit as applicable)

Median price \$265,000 *House ☒ *Unit ☐ Suburb Norlane

Period -From October.2016 to October.2017 Source Realestate.com.au

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
1 - 4 Tulip Street, Norlane	\$332,000	21 Sept 2017
2 - 55 Wendover Avenue, Norlane	\$300,000	8 Sept 2017
3 - 158 Sparks Road, Norlane	\$300,000	24 July 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 18 months.