

Shane King

5278 7011

0411 141 463

shane.king@harcourts.com.au

**Indicative Selling Price**

\$230,000 - \$253,000

**Median House Price**

Year ending March 2017: \$246,250



 3    1    0

**Rooms:**

**Property Type:** House

**Land Size:** 650 sqm

Agent Comments

## Comparable Properties

169 Sparks Rd NORLANE 3214 (VG)

Agent Comments

 3    -    -

**Price:** \$255,000

**Method:** Sale

**Date:** 28/02/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 612 sqm

183 Sparks Rd NORLANE 3214 (VG)

Agent Comments

 3    -    -

**Price:** \$245,000

**Method:** Sale

**Date:** 08/09/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 731 sqm



158 Sparks Rd NORLANE 3214 (VG)

Agent Comments

 2    -    -

**Price:** \$225,000

**Method:** Sale

**Date:** 21/10/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 689 sqm

## 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

161 Sparks Road, Norlane Vic 3214

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$230,000

&

\$253,000

#### Median sale price

Median price

\$246,250

House

X

Suburb or locality

Norlane

Period - From

01/04/2016

to

31/03/2017

Source

REIV

#### 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
169 Sparks Rd NORLANE 3214	\$255,000	28/02/2017
183 Sparks Rd NORLANE 3214	\$245,000	08/09/2016
158 Sparks Rd NORLANE 3214	\$225,000	21/10/2016