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Indicative Selling Price

\$260,000 - \$286,000

Median House Price

March quarter 2017: \$277,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1004 sqm

Agent Comments

Comparable Properties

104 Sparks Rd NORLANE 3214 (VG)

Agent Comments



Price: \$870,000

Method: Sale

Date: 25/01/2017

Rooms: -

Property Type: Development Site (Res)

Land Size: 2848 sqm

38 Forster St NORLANE 3214 (REI/VG)

Agent Comments



Price: \$307,000

Method: Auction Sale

Date: 15/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 826 sqm

35 Portland St NORLANE 3214 (REI)

Agent Comments



Price: \$287,500

Method: Auction Sale

Date: 11/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 777 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

52-54 Sparks Road, Norlane Vic 3214

Indicative selling price

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

Range between \$260,000 & \$286,000

Median sale price

Median price \$277,000 House X Suburb or locality Norlane

Period - From 01/01/2017 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
104 Sparks Rd NORLANE 3214	\$870,000	25/01/2017
38 Forster St NORLANE 3214	\$307,000	15/12/2016
35 Portland St NORLANE 3214	\$287,500	11/02/2017