

Statement of information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address: 4 Iris 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
565 Thompson Road, Norlane VIC 3214	\$420,000	2/2/2018
18 Darebin Street, Norlane VIC 3214	\$430,000	28/6/2018
13 Wellwood Avenue, Norlane VIC 3214	\$411,000	5/5/2018

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.