

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5/27 HINTON CLOSE, NORLANE, VIC 3214**  2  1  1

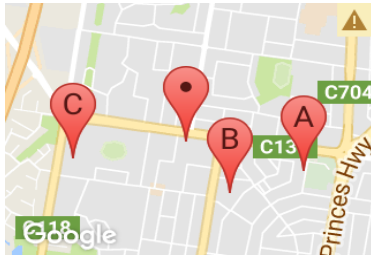
### Indicative Selling Price

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

Single Price: **228,500**

Provided by: Paul Rossiter, Hocking Stuart Geelong

## MEDIAN SALE PRICE



### NORLANE, VIC, 3214

Suburb Median Sale Price (Unit)

**\$240,500**

01 July 2016 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**15 MOA ST, NORLANE, VIC 3214**  2  1  2

Sale Price

**\*\$214,000**

Sale Date: 25/05/2017

Distance from Property: 791m



**1/6 KOOKABURRA CRT, NORLANE, VIC 3214**  2  1  2

Sale Price

**\$190,000**

Sale Date: 27/03/2017

Distance from Property: 469m



**4/5 HAVEN CRT, NORLANE, VIC 3214**  2  1  1

Sale Price

**\$230,000**

Sale Date: 30/01/2017

Distance from Property: 746m



This report has been compiled on 03/08/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5/27 HINTON CLOSE, NORLANE, VIC 3214

### Indicative selling price

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

Single Price:

228,500

### Median sale price

Median price

\$240,500

House

Unit

Suburb

NORLANE

Period

01 July 2016 to 30 June 2017

Source

pricfinder

### 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
15 MOA ST, NORLANE, VIC 3214	*\$214,000	25/05/2017
1/6 KOOKABURRA CRT, NORLANE, VIC 3214	\$190,000	27/03/2017
4/5 HAVEN CRT, NORLANE, VIC 3214	\$230,000	30/01/2017