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**Indicative Selling Price**

\$270,000 - \$297,000

**Median House Price**

March quarter 2017: \$277,000



**Rooms:**

**Property Type:**

Flat/Unit/Apartment N.E.C.

**Land Size:** 779 sqm

Agent Comments

## Comparable Properties

**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/VG)**

Agent Comments



**Price:** \$287,500

**Method:** Auction Sale

**Date:** 11/02/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 777 sqm

**71 Station St NORLANE 3214 (VG)**

Agent Comments



**Price:** \$280,000

**Method:** Sale

**Date:** 24/11/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 873 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

13 Portland Street, 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 \$270,000 & \$297,000

#### 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
38 Forster St NORLANE 3214	\$307,000	15/12/2016
35 Portland St NORLANE 3214	\$287,500	11/02/2017
71 Station St NORLANE 3214	\$280,000	24/11/2016