Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb or locality and postcode	1, 2, 3/23 Station Street, Norlane 3214

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	**Single price**		**Lower price**		**Higher price**
Lot 1, 23 Station Street, Norlane	$410,000	or range between	$*	&	$
Lot 2, 23 Station Street, Norlane	$295,000	or range between	$*	&	$
Lot 3, 23 Station Street, Norlane	$300,000	or range between	$*	&	$
	$*	or range between	$*	&	$
	$*	or range between	$*	&	$

Additional entries may be included or attached as required.

Unit median sale price

Median price	$345,000	Suburb or locality	Norlane

Period - From	01/03/2020	To	30/03/2021	Source	realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Lot 1, 23 Station Street, Norlane	1 3/2 Alkira Avenue, Norlane	$419,000	19/03/2021
	2 4/75-77 Alkira Avenue, Norlane	$418,000	10/02/2021
	3 1/34 Tallis Street, Norlane	$384,000	14/10/2021

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Lot 2, 23 Station Street, Norlane	1 2/10 Tulip Street, Norlane	$300,000	09/11/2020
	2 3/38 Swallow Crescent, Norlane	$291,000	05/11/2020
	3 3/34 Tallis Street, Norlane	$280,000	15/10/2020

Unit type or class E.g. One bedroom units	**Address of comparable unit**	**Price**	**Date of sale**
Lot 3, 23 Station Street, Norlane	1 2/10 Tulip Street, Norlane	$300,000	09/11/2020
	2 3/38 Swallow Crescent, Norlane	$291,000	05/11/2020
	3 3/34 Tallis Street, Norlane	$280,000	15/10/2020

This Statement of Information was prepared on: 06/04/2021