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 and postcode	95 Plume Street, Norlane VIC 3214

Indicative selling price

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

Range between $440,000 & $470,000

Median sale price

Median price $461,750 Property Type House Suburb Norlane

Period - From 20/08/2024 to 19/02/2025 Source price_finder

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

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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
10 Gull Street Norlane VIC	$465,000	14/02/2025
11 Tallis Street Norlane VIC	$470,000	26/09/2024
16 Salvia Street Norlane VIC	$468,000	15/10/2024

This Statement of Information was prepared on: 21/02/2025