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	9 Elmore Street, Norlane VIC 3214

Indicative selling price

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

Range between $629,000 & $659,000

Median sale price

Median price $456,250 Property Type House Suburb Norlane

Period - From 14/11/2024 to 13/05/2025 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 for 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
20 Hammersley Road Bell Park VIC	$650,000	02/12/2024
77 Jedda Street Bell Post Hill VIC	$640,000	03/03/2025
59 Kinlock Street Bell Post Hill VIC	$635,000	21/03/2025

This Statement of Information was prepared on: 14/05/2025