

jackson wilson

M 0000 000000  
E jackson@wilsonsre.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

85 Rose Avenue Norlane VIC 3214

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## Indicative Selling Price

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

Single Price \$285,000

## Median Sale Price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**42 Swallow Crescent Norlane VIC 3214**

 2  1  3

Sold Price **\$260,000** Sold Date **29-Aug-17**

Distance **1.18km**



**567 Thompson Road Norlane VIC 3214**

 2  1  1

Sold Price **\$280,000** Sold Date **13-Sep-17**

Distance **1.62km**



**92 The Boulevard Norlane VIC 3214**

 2  1  1

Sold Price **\$285,000** Sold Date **22-Sep-18**

Distance **1.75km**

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