

STATEMENT OF INFORMATION

14 ALLOWAH COURT, NORLANE, VIC 3214

PREPARED BY GRAHAM SCANLON, FRUIT PROPERTY GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 ALLOWAH COURT, NORLANE, VIC 3214  3  1  1

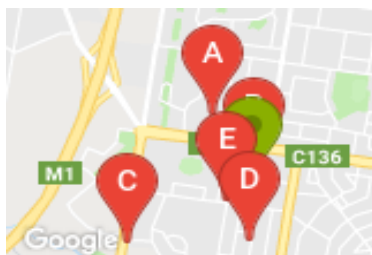
Indicative Selling Price

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

Price Range: \$390,000 to \$430,000

Provided by: Graham Scanlon, Fruit Property Geelong

MEDIAN SALE PRICE



NORLANE, VIC, 3214

Suburb Median Sale Price (House)

\$330,000

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

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.



23 KANOOKA DR, CORIO, VIC 3214  3  1  3

Sale Price

\$430,000

Sale Date: 10/05/2018

Distance from Property: 571m



13 WELLWOOD AVE, NORLANE, VIC 3214  3  2  2

Sale Price

***\$411,000**

Sale Date: 05/05/2018

Distance from Property: 124m



2 BOSBURY ST, NORLANE, VIC 3214  3  1  2

Sale Price

***\$433,000**

Sale Date: 16/06/2018

Distance from Property: 902m



This report has been compiled on 10/07/2018 by Fruit Property Geelong, Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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47 OLYMPIC AVE, NORLANE, VIC 3214

 3  1  2

Sale Price

\$431,000

Sale Date: 08/05/2018

Distance from Property: 390m



44 DONNYBROOK RD, NORLANE, VIC 3214

 3  1  3

Sale Price

\$400,000

Sale Date: 13/04/2018

Distance from Property: 190m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 ALLOWAH COURT, NORLANE, VIC 3214

Indicative selling price

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

Price Range:

\$390,000 to \$430,000

Median sale price

Median price

\$330,000

House

X

Unit


Suburb

NORLANE

Period

01 July 2017 to 30 June 2018

Source



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
23 KANOOKA DR, CORIO, VIC 3214	\$430,000	10/05/2018
13 WELLWOOD AVE, NORLANE, VIC 3214	*\$411,000	05/05/2018
2 BOSBURY ST, NORLANE, VIC 3214	*\$433,000	16/06/2018
47 OLYMPIC AVE, NORLANE, VIC 3214	\$431,000	08/05/2018

44 DONNYBROOK RD, NORLANE, VIC 3214	\$400,000	13/04/2018
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