



STATEMENT OF INFORMATION

2 SPRUHAN AVENUE, NORLANE, VIC 3214

PREPARED BY MIMI SIMUNIC, HARCOURTS NORTH GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

HELP TO PREVENT THE SPREAD OF COVID-19

Private Inspections	Auctions	Safety measures	Appointments
<ul style="list-style-type: none"> Private inspections are permitted under the current public health orders. Social distancing must be maintained and appropriate safety precautions must be taken. It is a offence for anyone to refuse to enter a premises in their entirety. 	<ul style="list-style-type: none"> Auctions are available up to 100 people in a room. The State Government requires that all attendees wear face masks. Attendees must stand 2 metres apart. Attendees must wear face masks in their entirety. 	<ul style="list-style-type: none"> In accordance with health department advice, the spread of COVID-19 can be reduced by the following: <ul style="list-style-type: none"> Do not attend gatherings, meetings or events. Attend gatherings only if you are wearing a face mask and social distancing. Attendees must maintain 2 metres apart. Attendees must wear face masks in their entirety. 	<ul style="list-style-type: none"> Do not attend on-line member meetings. Do not attend on-line member meetings. Do not attend on-line member meetings. Do not attend on-line member meetings.

Regional Victoria | 18 September 2020

2 SPRUHAN AVENUE, NORLANE, VIC 3214 3 2 1

Indicative Selling Price

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

Price Range: **\$625,000 to \$675,000**

Provided by: Mimi Simunic, Harcourts North Geelong

MEDIAN SALE PRICE



NORLANE, VIC, 3214

Suburb Median Sale Price (House)

\$500,000

01 April 2025 to 31 March 2026

Provided by: pricefinder

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.



33 GARDENIA GR, NORLANE, VIC 3214

3 1 1

Sale Price

***\$661,000**

Sale Date: 08/04/2026

Distance from Property: 1km



9 DONNELLY AVE, NORLANE, VIC 3214

3 2 1

Sale Price

\$625,000

Sale Date: 07/11/2025

Distance from Property: 116m



21 ALKIRA AVE, NORLANE, VIC 3214

3 1 3

Sale Price

***\$640,000**

Sale Date: 15/04/2026

Distance from Property: 339m



This report has been compiled on 21/04/2026 by Harcourts North Geelong. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2 SPRUHAN AVENUE, NORLANE, VIC 3214

Indicative selling price

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

Price Range: \$625,000 to \$675,000

Median sale price

Median price \$500,000

Property type

House

Suburb

NORLANE

Period 01 April 2025 to 31 March 2026

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

33 GARDENIA GR, NORLANE, VIC 3214	*\$661,000	08/04/2026
9 DONNELLY AVE, NORLANE, VIC 3214	\$625,000	07/11/2025
21 ALKIRA AVE, NORLANE, VIC 3214	*\$640,000	15/04/2026

This Statement of Information was prepared on:

21/04/2026