

COMPARATIVE MARKET ANALYSIS

109 STATION STREET, NORLANE, VIC 3214

PREPARED BY JASON BARNETT, BARNETT REAL ESTATE



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Owner Details

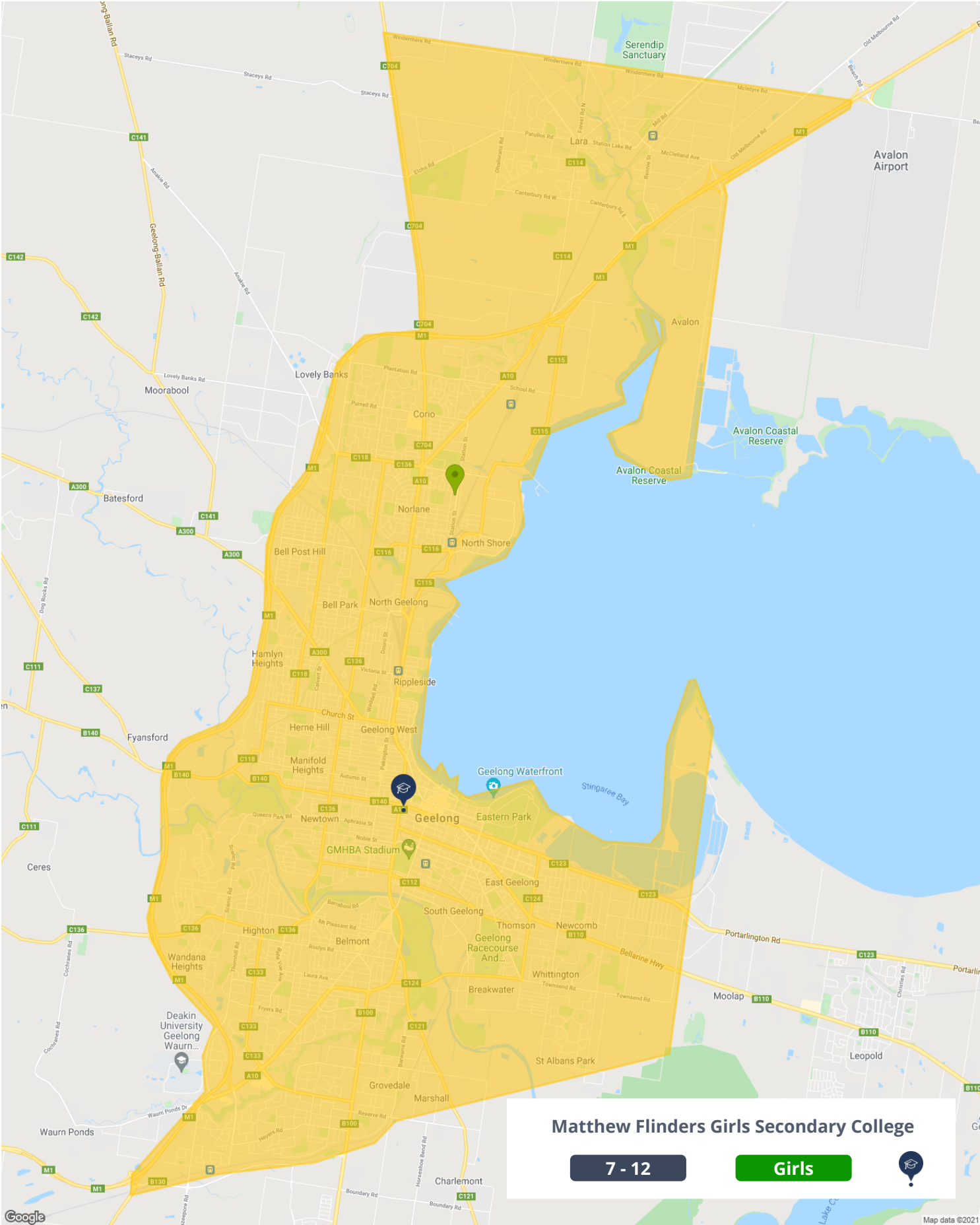
Owner Name(s):	THE PROPRIETORS	Owner Type:	Owner Occupied
Owner Address:	N/A		
Phone(s):			

Property Details

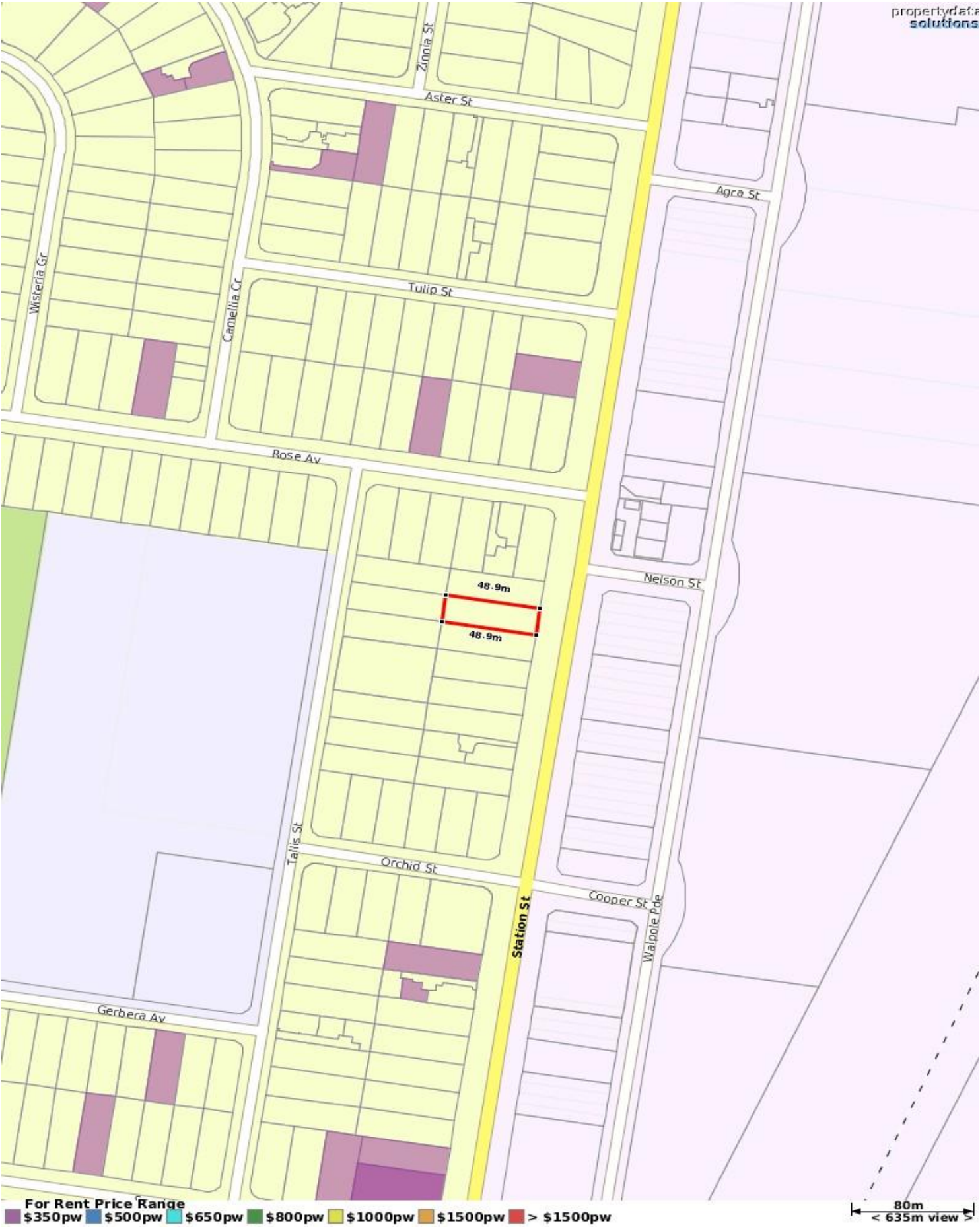
Property Type:	House - N/A		2		1		2
RPD:	1//TP202465	Area:	745 m²				
Land Use:		Area \$/m2:					
Zoning		Water/Sewerage:					
Council:	GREATER GEELONG CITY	Property ID:	27171407 /				
Features:		UBD Ref:	UBD Ref: 626 H1				

Sales History

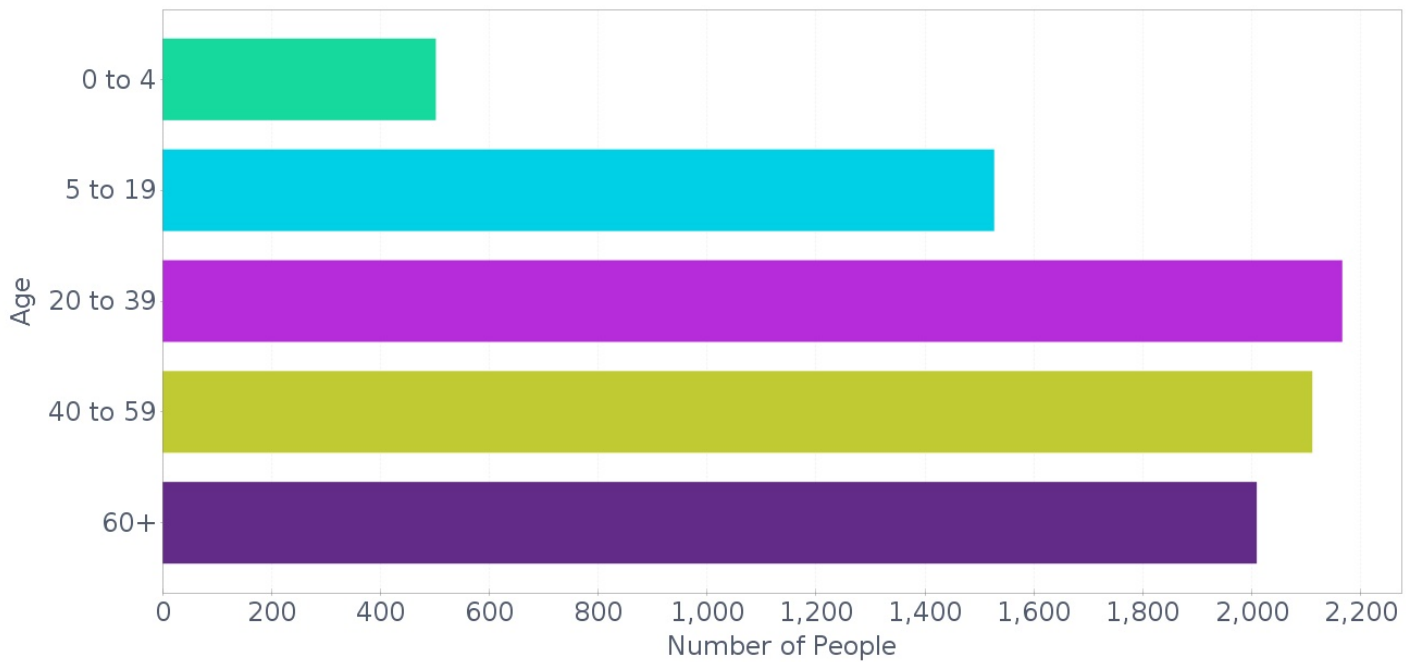
School Catchment Areas



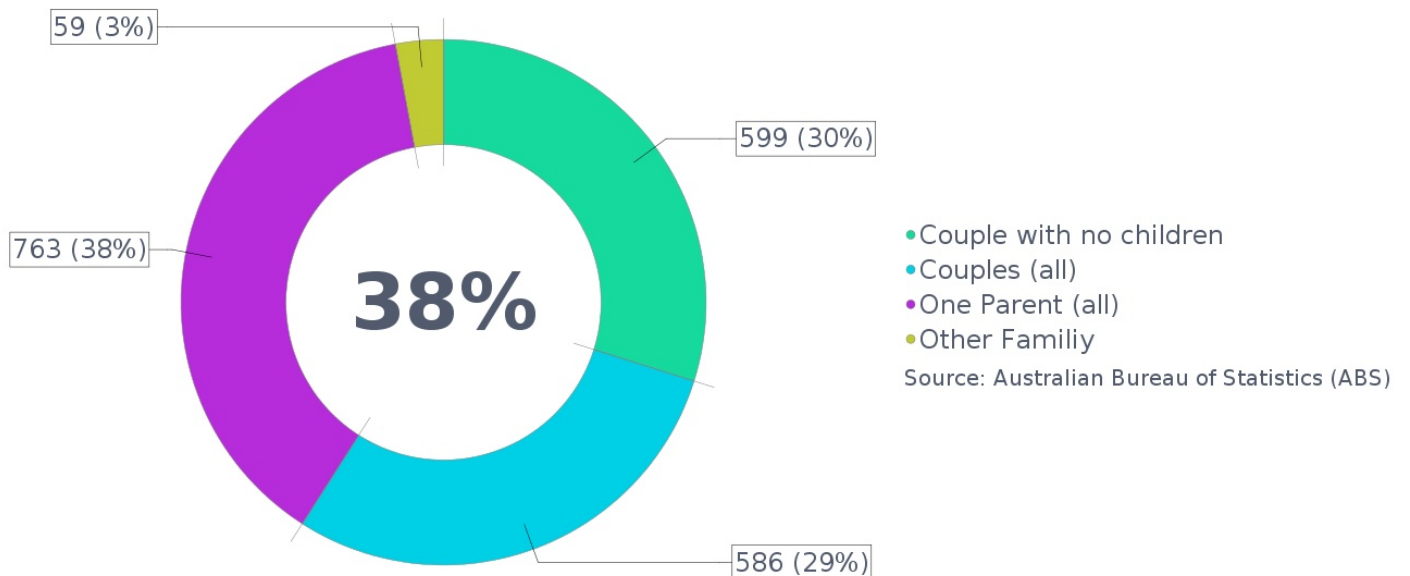
Nearby Properties For Rent



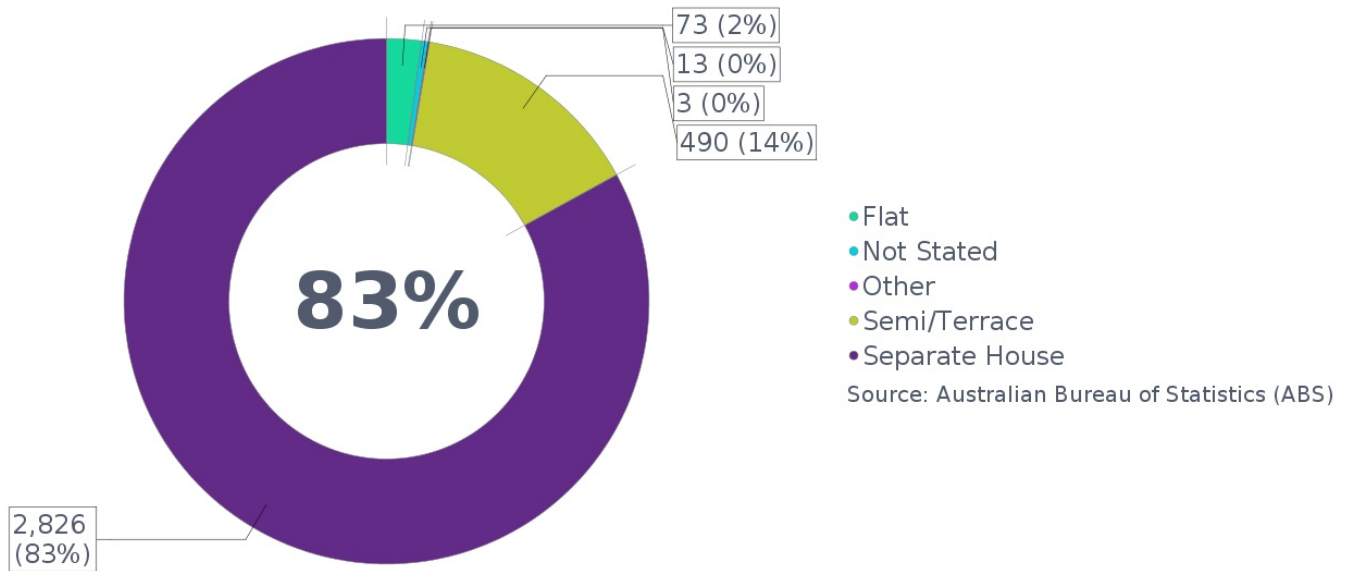
Age of Population (2016)



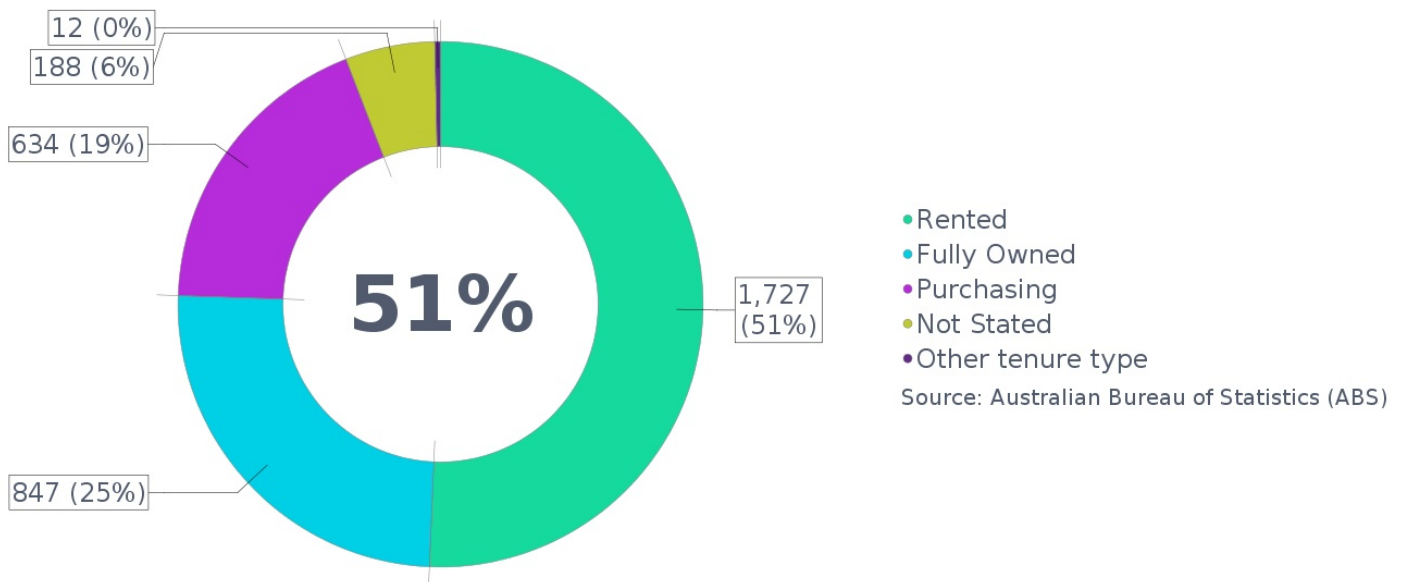
Family Composition (2016)



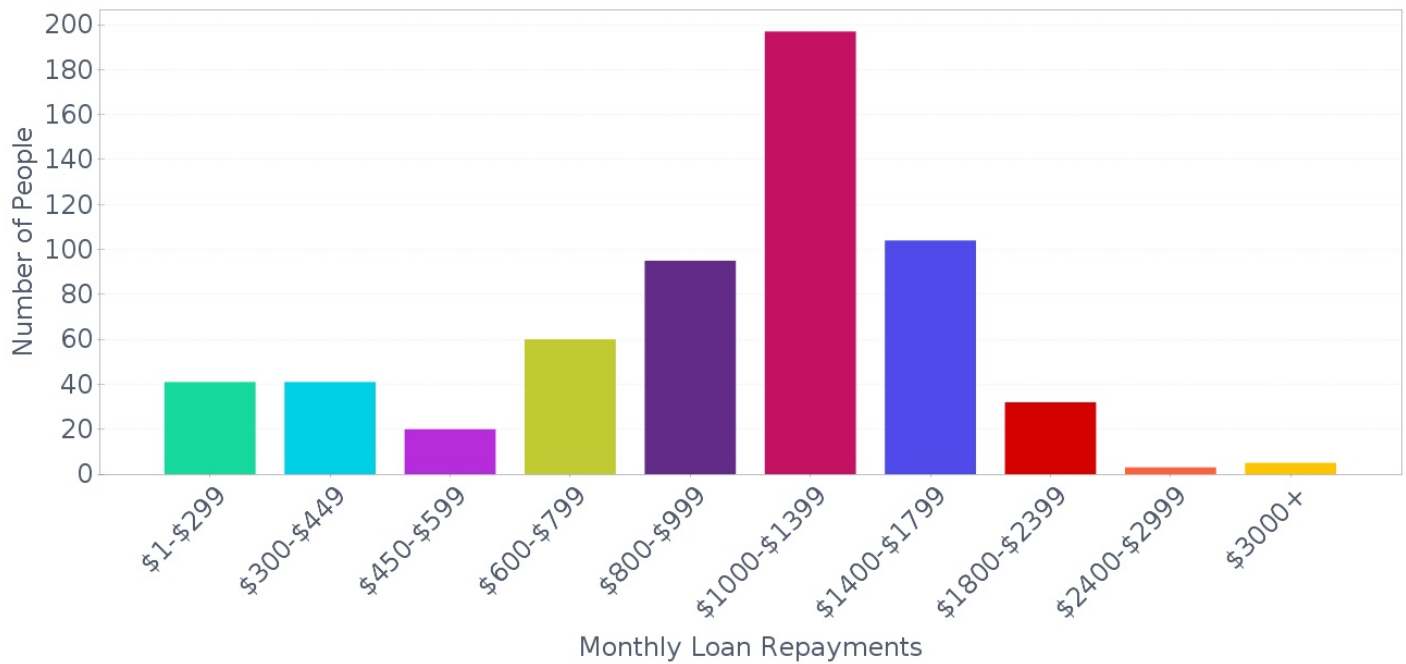
Dwelling Structure (2016)



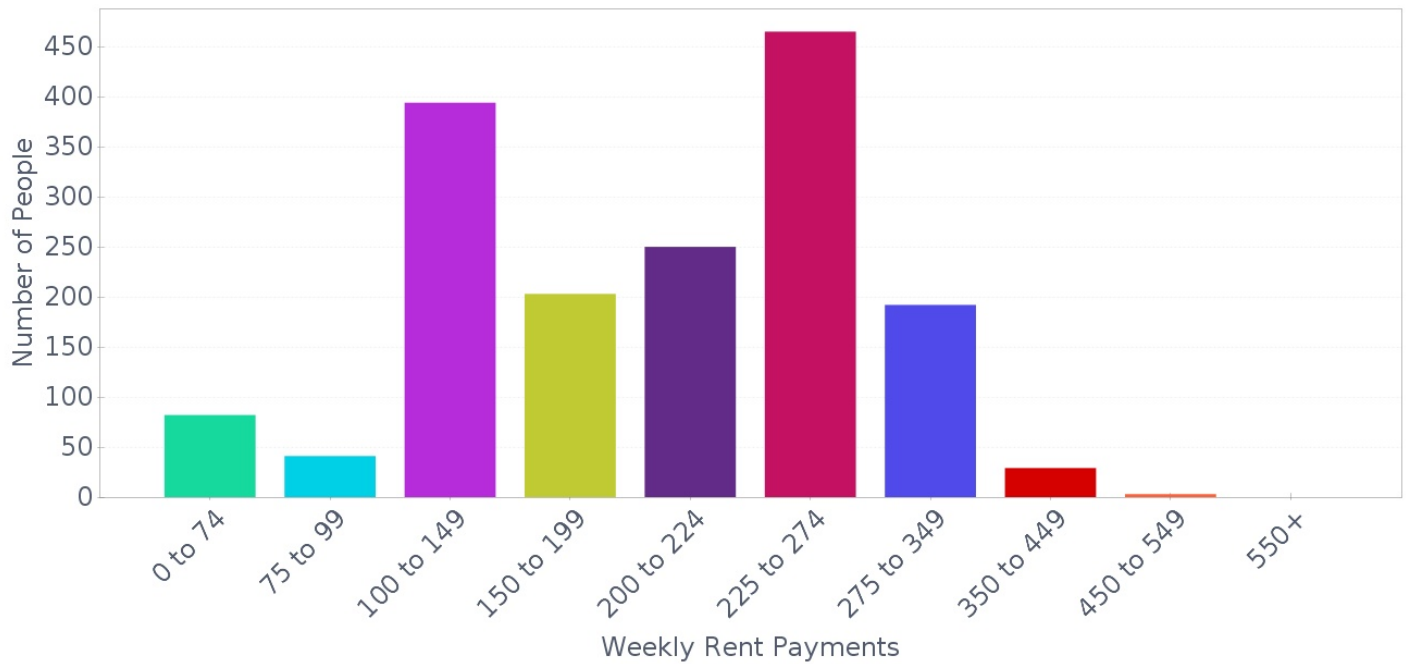
Home Ownership (2016)



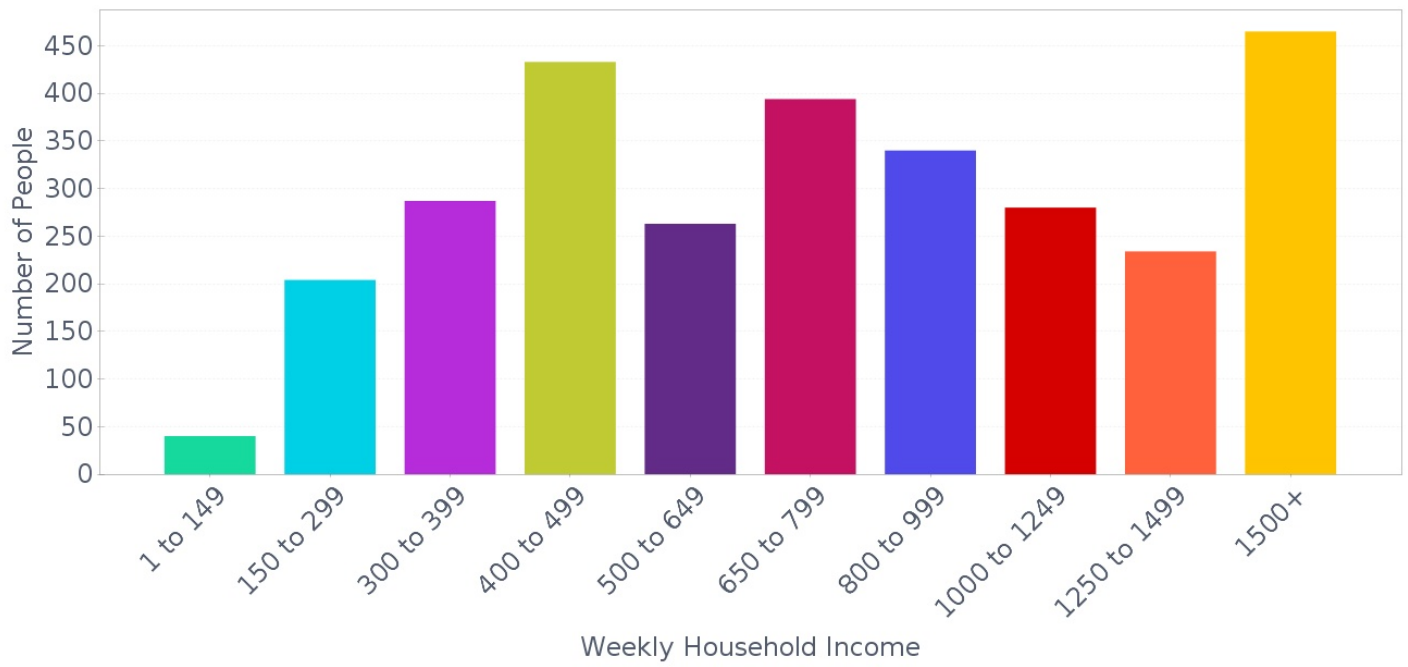
Home Loan Repayments - Monthly (2016)



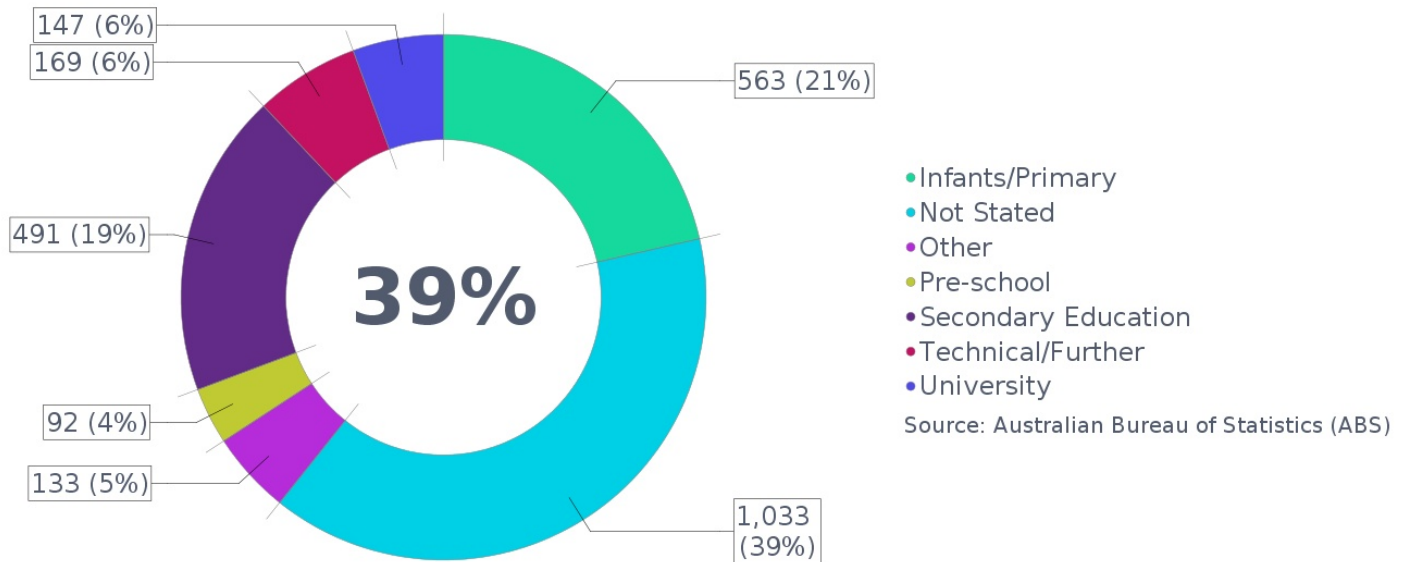
Rent Payments - Weekly (2016)



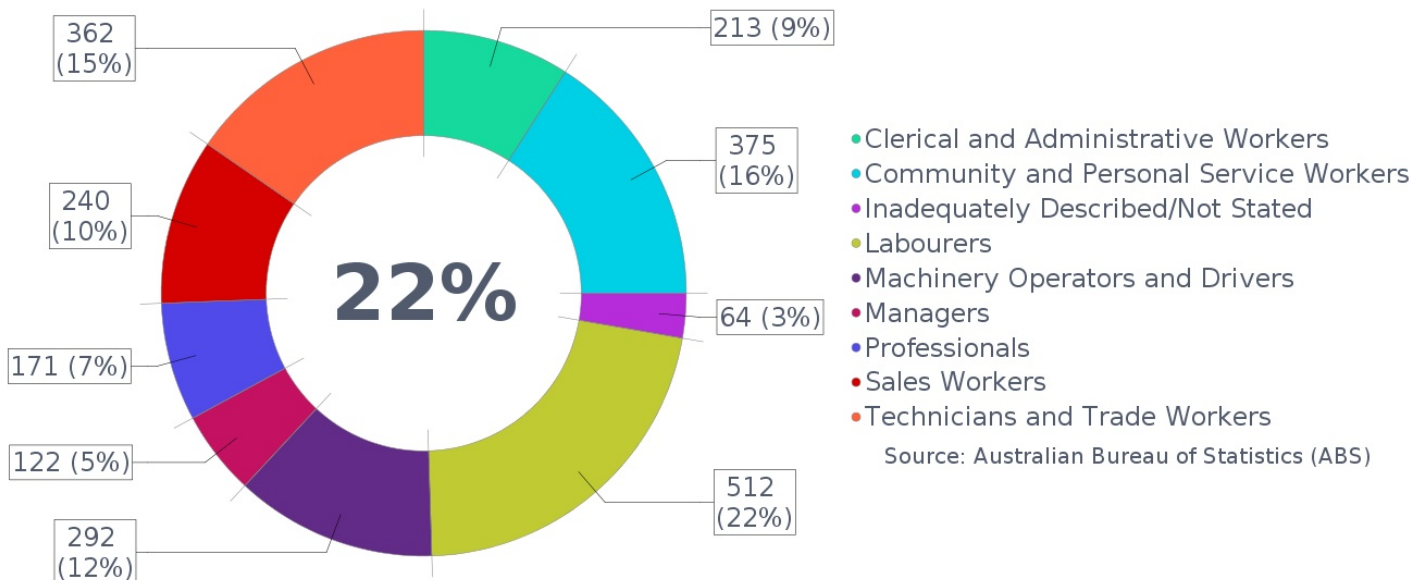
Household Income - Weekly (2016)



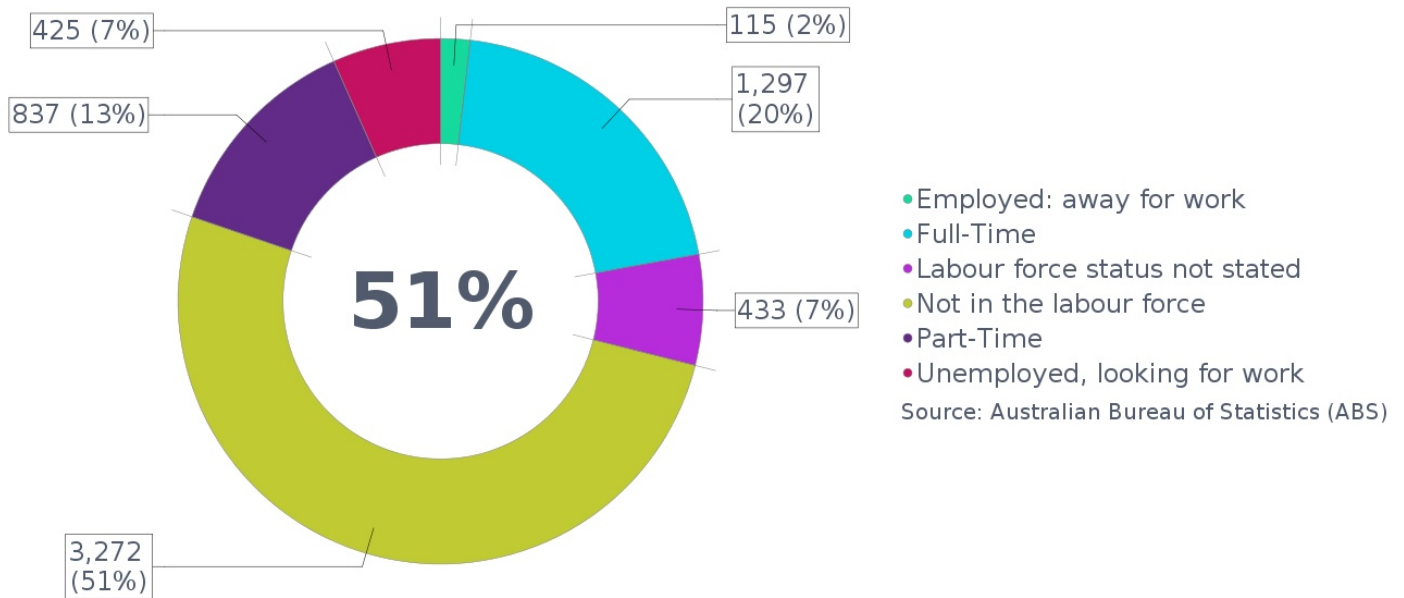
Non-School Qualification: Level of Education (2016)



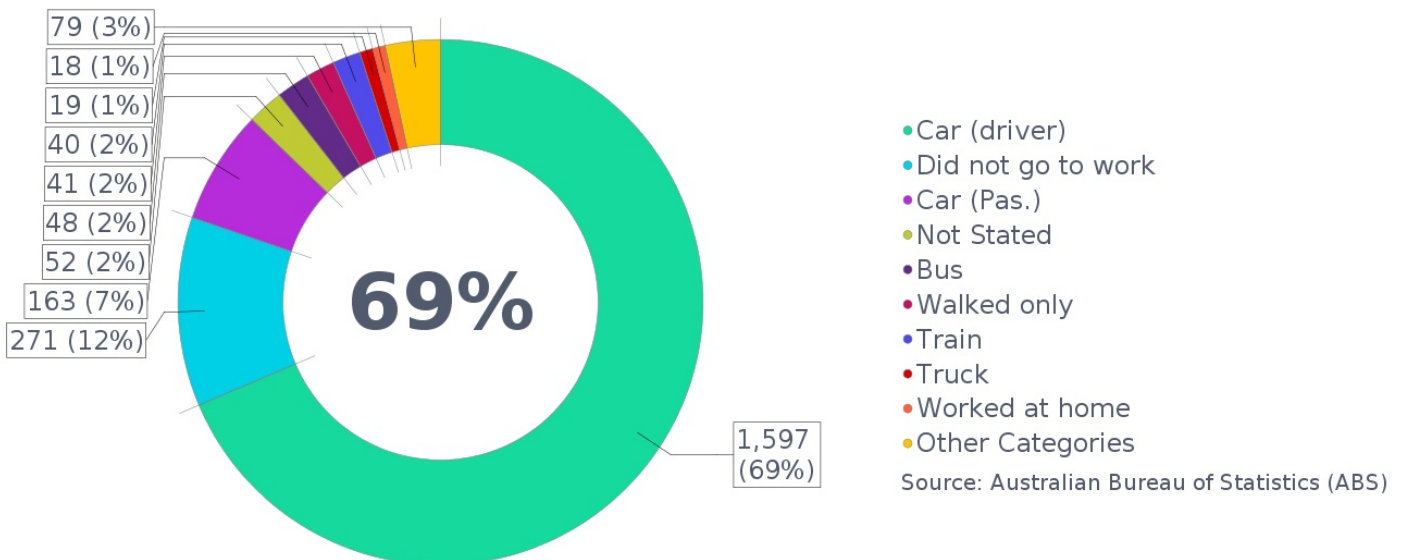
Occupation (2016)



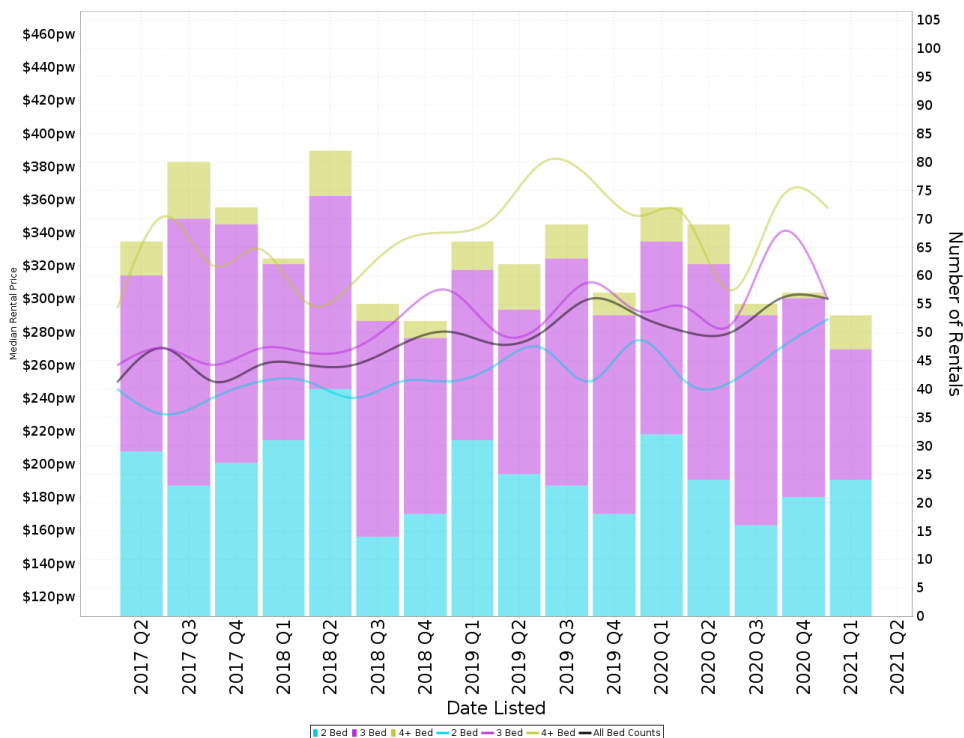
Employment (2011)



Method of Travel to Work (2016)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.0%

Current Median Price: \$385,000
Previous Median Price: \$350,000

Based on 325 registered House sales compared over the last two rolling 12 month periods.

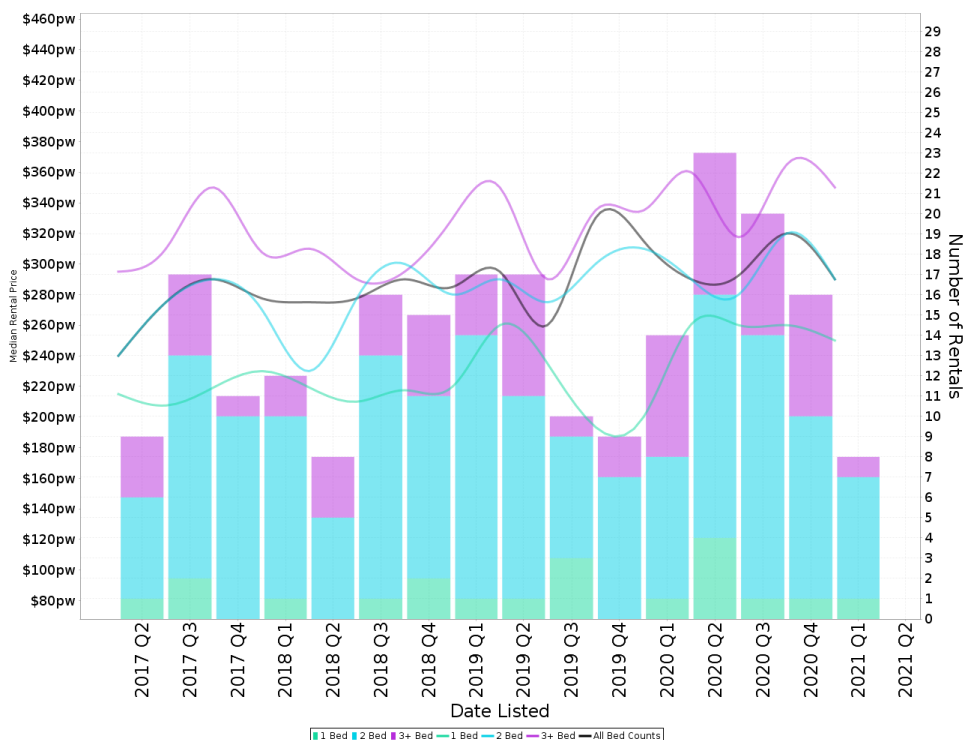
Suburb Rental Yield

+3.5%

Current Median Price: \$385,000
Current Median Rent: \$260

Based on 281 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.2%

Current Median Price: \$345,000
Previous Median Price: \$325,000

Based on 60 registered Unit sales compared over the last two rolling 12 month periods.

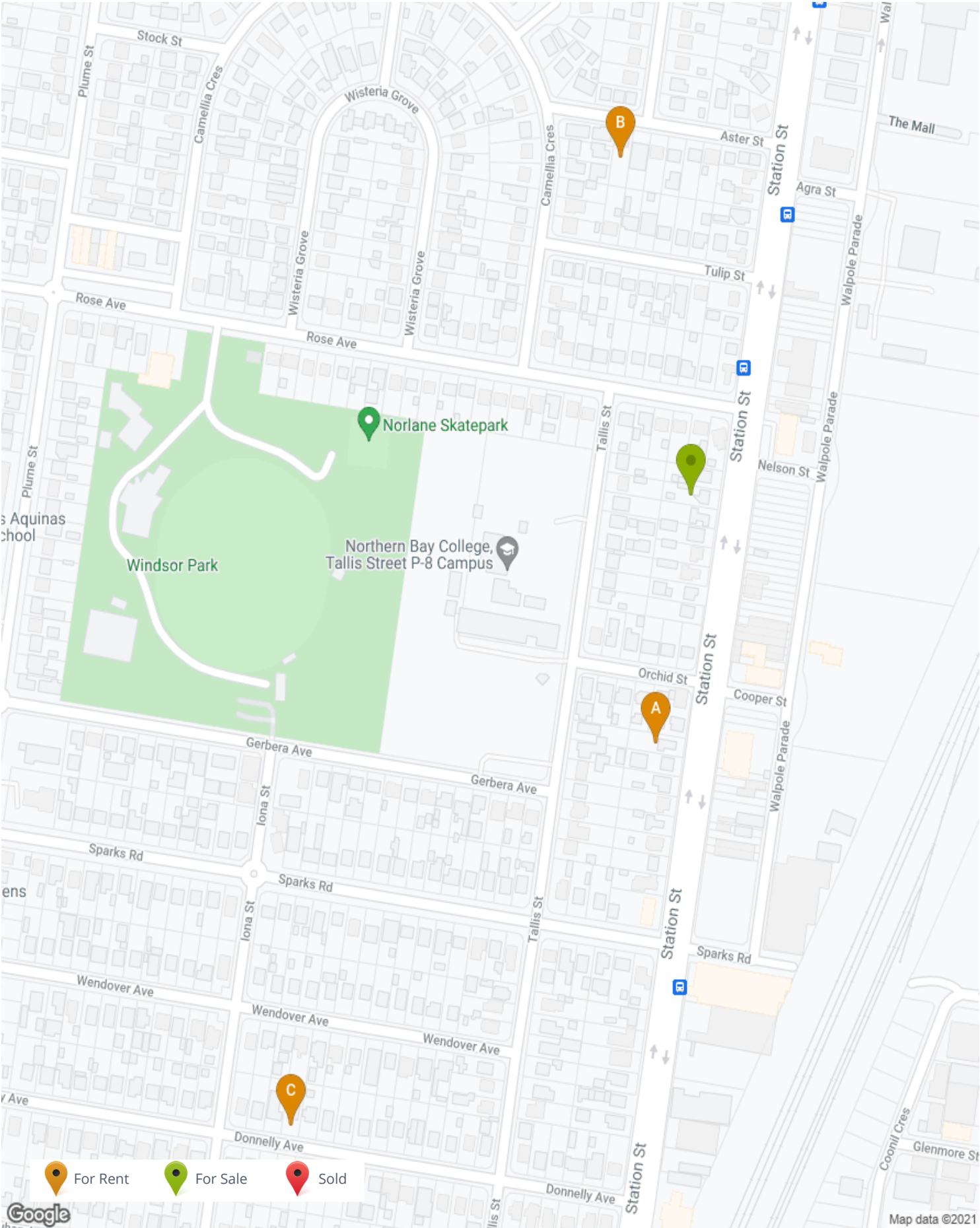
Suburb Rental Yield

+4.1%

Current Median Price: \$345,000
Current Median Rent: \$275

Based on 49 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 3 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$240 and the highest for rent price is \$260 with a median rental price of \$260. Days listed ranges from 10 to 21 days with the average currently at 16 days for these selected properties.

95 STATION ST, NORLANE 3214		UBD Ref: Melbourne - 626 H2	 2	 1	 1
	Property Type: House Area: 746 m ² RPD: 1//TP89829		Current Rent Price: Application Pending First Rent Price: \$240 per week Month Listed: May 2021* (Rented) Days on Market: 10 Days		
	Features:				
1 ASTER ST, NORLANE 3214		UBD Ref: Melbourne - 618 H20	 2	 1	 3
	Property Type: House Area: 697 m ² RPD: 246//LP51398		Current Rent Price: 260.00 First Rent Price: 260.00 Month Listed: April 2021* (Rented) Days on Market: 18 Days		
	Features:				
43 DONNELLY AVE, NORLANE 3214		UBD Ref: Melbourne - 626 G3	 2	 1	 2
	Property Type: House Area: 650 m ² RPD: 310//LP59055		Current Rent Price: \$260.00 per week First Rent Price: \$260.00 per week Month Listed: January 2021* (Rented) Days on Market: 21 Days		
	Features:				

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Appraisal Price

This market analysis has been prepared on 07/06/2021 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$230 to \$250

Contact your agent for further information:



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