

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 DANIEL STREET, PORTLAND NORTH,

 4  1  1

Indicative Selling Price

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

\$150,000 to \$160,000

Provided by: Kylie Kane, Portland Seaview Real Estate

SUBURB MEDIAN



PORTLAND NORTH, VIC, 3305

Suburb Median Sale Price (House)

\$350,000

01 April 2016 to 31 March 2017

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.



1 TANNER CT, PORTLAND, VIC 3305

 3  2  1

Sale Price

\$150,000

Sale Date: 25/11/2016

Distance from Property: 3.3km



7 RICHARDSON ST, PORTLAND, VIC 3305

 3  1  2

Sale Price

\$160,000

Sale Date: 16/11/2016

Distance from Property: 2.1km



12 PILE CRT, PORTLAND, VIC 3305

 3  1  2

Sale Price

\$152,500

Sale Date: 12/08/2016

Distance from Property: 2.9km



This report has been compiled on 15/05/2017 by Portland Seaview Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricfinder.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

Property offered for sale

Address
Including suburb and
postcode

38 DANIEL STREET, PORTLAND NORTH, VIC 3305

Indicative selling price

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

Single Price / Range

\$150,000 to \$160,000

Median sale price

Median price

\$350,000

House

X

Unit

Suburb

PORTLAND NORTH

Period

01 April 2016 to 31 March 2017

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
1 TANNER CT, PORTLAND, VIC 3305	\$150,000	25/11/2016
7 RICHARDSON ST, PORTLAND, VIC 3305	\$160,000	16/11/2016
12 PILE CRT, PORTLAND, VIC 3305	\$152,500	12/08/2016