



STATEMENT OF INFORMATION

9 COASTAL COURT, PORTLAND, VIC 3305

PREPARED BY KYLIE CAPUANO, PORTLAND SEAVIEW REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 COASTAL COURT, PORTLAND, VIC 3305  4  2  2

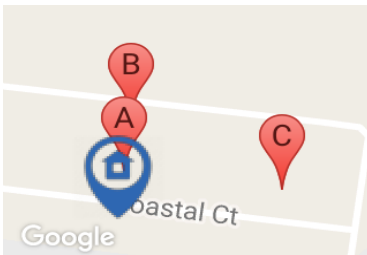
Indicative Selling Price

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

\$280,000 to \$290,000

Provided by: Kylie Capuano, Portland Seaview Real Estate

SUBURB MEDIAN



PORTLAND, VIC, 3305

Suburb Median Sale Price (House)

\$220,000

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.



23 COASTAL CRT, PORTLAND, VIC 3305

 4  2  2

Sale Price

\$329,000

Sale Date: 24/11/2016

Distance from Property: 42m



37 MADEIRA CL, PORTLAND, VIC 3305

 5  2  2

Sale Price

***\$320,000**

Sale Date: 27/04/2017

Distance from Property: 90m



30 COASTAL CRT, PORTLAND, VIC 3305

 3  2  2

Sale Price

\$260,000

Sale Date: 20/12/2016

Distance from Property: 134m



This report has been compiled on 23/05/2017 by Portland Seaview Real Estate. Property Data Solutions Pty Ltd 2017 - 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

Property offered for sale

Address
Including suburb and
postcode

9 COASTAL COURT, PORTLAND, VIC 3305

Indicative selling price

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

Single Price / Range

\$280,000 to \$290,000

Median sale price

Median price

\$220,000

House

X

Unit

Suburb

PORTLAND

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
23 COASTAL CRT, PORTLAND, VIC 3305	\$329,000	24/11/2016
37 MADEIRA CL, PORTLAND, VIC 3305	*\$320,000	27/04/2017
30 COASTAL CRT, PORTLAND, VIC 3305	\$260,000	20/12/2016