

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**15A PITTS ROAD, PORTLAND, VIC 3305**



**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$130,000 to \$135,000**

Provided by: Kylie Kane, Portland Seaview Real Estate

## SUBURB MEDIAN



**PORTLAND, VIC, 3305**

**Suburb Median Sale Price (Vacant Land)**

**\$67,250**

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.



**90 MURPHYS RD, PORTLAND, VIC 3305**



**Sale Price**

**\$130,000**

Sale Date: 14/01/2016

Distance from Property: 454m



**33 BURVILLES RD, PORTLAND, VIC 3305**



**Sale Price**

**\$135,000**

Sale Date: 03/11/2016

Distance from Property: 134m



**MARSHALLS RD, PORTLAND NORTH, VIC 3305**



**Sale Price**

**\*\$135,000**

Sale Date: 23/05/2017

Distance from Property: 5.1km



This report has been compiled on 07/06/2017 by Portland Seaview Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

15A PITTS ROAD, PORTLAND, VIC 3305

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$130,000 to \$135,000

Median sale price

Median price

\$67,250

House

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
90 MURPHYS RD, PORTLAND, VIC 3305	\$130,000	14/01/2016
33 BURVILLES RD, PORTLAND, VIC 3305	\$135,000	03/11/2016
MARSHALLS RD, PORTLAND NORTH, VIC 3305	*\$135,000	23/05/2017