

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



92 DERRIL ROAD, PORTLAND, VIC 3305



Indicative Selling Price

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

\$55,000 to \$60,000

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.



239 EDGAR ST, PORTLAND, VIC 3305



Sale Price

\$56,000

Sale Date: 18/12/2015

Distance from Property: 1.2km



48 GAWLER ST, PORTLAND, VIC 3305



Sale Price

\$55,000

Sale Date: 10/05/2016

Distance from Property: 2.4km



52 WELLINGTON RD, PORTLAND, VIC 3305



Sale Price

\$60,000

Sale Date: 27/03/2017

Distance from Property: 956m



This report has been compiled on 08/06/2017 by Portland Seaview Real Estate. Property Data Solutions Pty Ltd 2017 - 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

92 DERRIL ROAD, PORTLAND, VIC 3305

Indicative selling price

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

Single Price / Range

\$55,000 to \$60,000

Median sale price

Median price

\$67,250

House

Unit

Suburb

PORTLAND

Period

01 April 2016 to 31 March 2017

Source

 pricfinder

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
239 EDGAR ST, PORTLAND, VIC 3305	\$56,000	18/12/2015
48 GAWLER ST, PORTLAND, VIC 3305	\$55,000	10/05/2016
52 WELLINGTON RD, PORTLAND, VIC 3305	\$60,000	27/03/2017