

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**29 VALMAI AVE, PORTLAND, VIC 3305**

 4  1  3

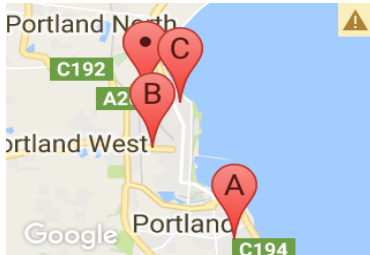
### Indicative Selling Price

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

Price Range: **\$190,000 to \$200,000**

Provided by: Kylie Kane, Portland Seaview Real Estate

## MEDIAN SALE PRICE



**PORTLAND, VIC, 3305**

Suburb Median Sale Price (House)

**\$222,501**

01 July 2016 to 30 June 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.



**63 GEORGE ST, PORTLAND, VIC 3305**

 3  1  2

Sale Price

**\*\$196,000**

Sale Date: 01/07/2017

Distance from Property: 4.7km



**84 OTWAY ST, PORTLAND, VIC 3305**

 3  2  1

Sale Price

**\*\$195,000**

Sale Date: 30/06/2017

Distance from Property: 1.5km



**8 ALBERT ST, PORTLAND, VIC 3305**

 3  1  2

Sale Price

**\*\$196,000**

Sale Date: 29/05/2017

Distance from Property: 916m



This report has been compiled on 05/07/2017 by Portland Seaview Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

29 VALMAI AVE, PORTLAND, VIC 3305

### Indicative selling price

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

Price Range: \$190,000 to \$200,000

### Median sale price

Median price \$222,501

House

Unit

Suburb

PORTLAND

Period 01 July 2016 to 30 June 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
63 GEORGE ST, PORTLAND, VIC 3305	*\$196,000	01/07/2017
84 OTWAY ST, PORTLAND, VIC 3305	*\$195,000	30/06/2017
8 ALBERT ST, PORTLAND, VIC 3305	*\$196,000	29/05/2017