

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 BALMORAL STREET, PORTLAND, VIC 🕮 3 🕒 -







Indicative Selling Price

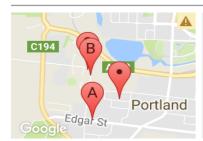
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$300,000 to \$320,000

Provided by: Kylie Kane, Portland Seaview Real Estate

MEDIAN SALE PRICE



PORTLAND, VIC, 3305

Suburb Median Sale Price (House)

\$220,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder**

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.



290 EDGAR ST, PORTLAND, VIC 3305







Sale Price

\$305,000

Sale Date: 29/06/2017

Distance from Property: 455m





72 FAWTHROP ST, PORTLAND, VIC 3305







Sale Price

\$308,000

Sale Date: 20/03/2017

Distance from Property: 505m





1 TRANGMAR ST, PORTLAND, VIC 3305







Sale Price

\$300,000

Sale Date: 09/03/2017

Distance from Property: 590m



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	12 BALMORAL STREET, PORTLAND, VIC 3305
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Indicative selling price

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

Price Range: \$300,000 to \$320,000

Median sale price

Median price	\$220,000	House	Unit	Suburb	PORTLAND
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder

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
290 EDGAR ST, PORTLAND, VIC 3305	\$305,000	29/06/2017
72 FAWTHROP ST, PORTLAND, VIC 3305	\$308,000	20/03/2017
1 TRANGMAR ST, PORTLAND, VIC 3305	\$300,000	09/03/2017

