

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: 

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

 **3**  **2**  **2**

Sale Price

\$305,000

Sale Date: 29/06/2017

Distance from Property: 455m



72 FAWTHROP ST, PORTLAND, VIC 3305

 **3**  **2**  **4**

Sale Price

\$308,000

Sale Date: 20/03/2017

Distance from Property: 505m



1 TRANGMAR ST, PORTLAND, VIC 3305

 **4**  **2**  **2**

Sale Price

\$300,000

Sale Date: 09/03/2017

Distance from Property: 590m



This report has been compiled on 26/07/2017 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

12 BALMORAL STREET, PORTLAND, VIC 3305

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

X

Unit


Suburb

PORTLAND

Period

01 July 2016 to 30 June 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
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