

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**17 VIDIC DRIVE, PORTLAND, VIC 3305**



Indicative Selling Price

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

Price Range: **\$50,000 to \$55,000**

Provided by: Emily Romein, Portland Seaview Real Estate

## MEDIAN SALE PRICE



**PORTLAND, VIC, 3305**

Suburb Median Sale Price (Vacant Land)

**\$60,000**

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.



**48 GAWLER ST, PORTLAND, VIC 3305**



Sale Price

**\$55,000**

Sale Date: 10/05/2016

Distance from Property: 2.2km



**56 VICTORIA PDE, PORTLAND, VIC 3305**



Sale Price

**\$50,000**

Sale Date: 13/04/2017

Distance from Property: 1.4km



**13 VIDIC DR, PORTLAND, VIC 3305**



Sale Price

**\*\$50,000**

Sale Date: 16/08/2017

Distance from Property: 45m



This report has been compiled on 25/08/2017 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

17 VIDIC DRIVE, PORTLAND, VIC 3305

### Indicative selling price

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Price Range: \$50,000 to \$55,000

### Median sale price

Median price \$60,000

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
48 GAWLER ST, PORTLAND, VIC 3305	\$55,000	10/05/2016
56 VICTORIA PDE, PORTLAND, VIC 3305	\$50,000	13/04/2017
13 VIDIC DR, PORTLAND, VIC 3305	*\$50,000	16/08/2017