

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 159 CAPE NELSON ROAD, PORTLAND,







**Indicative Selling Price** 

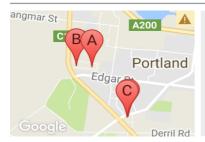
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

\$240,000 to \$260,000

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.



30 COASTAL CRT, PORTLAND, VIC 3305







Sale Price

\$260,000

Sale Date: 20/12/2016

Distance from Property: 842m





19 COASTAL CRT, PORTLAND, VIC 3305









Sale Price

\$260,000

Sale Date: 23/09/2016

Distance from Property: 979m





161 CAPE NELSON RD, PORTLAND, VIC 3305







Sale Price

\$245,000

Sale Date: 26/05/2016

Distance from Property: 22m



# 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	159 CAPE NELSON ROAD, PORTLAND, VIC 3305
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#### Indicative selling price

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

Price Range: \$240,000 to \$260,000

#### 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
30 COASTAL CRT, PORTLAND, VIC 3305	\$260,000	20/12/2016
19 COASTAL CRT, PORTLAND, VIC 3305	\$260,000	23/09/2016
161 CAPE NELSON RD, PORTLAND, VIC 3305	\$245,000	26/05/2016

