

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 KILRONEN COURT, PORTLAND, VIC

 -  -  -

Indicative Selling Price

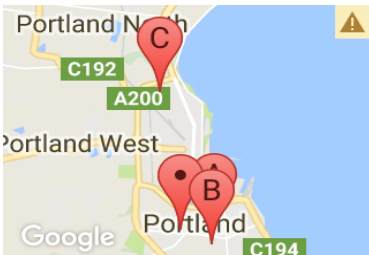
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$40,000 to \$40,000

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.



32 SHORT ST, PORTLAND, VIC 3305

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Sale Price

\$48,000

Sale Date: 08/06/2016

Distance from Property: 864m



13 BELLARA CRT, PORTLAND, VIC 3305

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Sale Price

\$45,000

Sale Date: 22/02/2017

Distance from Property: 909m



75 LEARMONTH ST, PORTLAND, VIC 3305

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Sale Price

\$36,000

Sale Date: 09/02/2017

Distance from Property: 4km



This report has been compiled on 22/09/2017 by Portland Seaview Real Estate. Property Data Solutions Pty Ltd 2017 - 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

3 KILRONEN COURT, PORTLAND, VIC 3305

Indicative selling price

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

Price Range: \$40,000 to \$40,000

Median sale price

Median price\$60,000

House

Unit

SuburbPORTLAND

Period01 July 2016 to 30 June 2017

Source

pricefinder

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
32 SHORT ST, PORTLAND, VIC 3305	\$48,000	08/06/2016
13 BELLARA CRT, PORTLAND, VIC 3305	\$45,000	22/02/2017
75 LEARMONTH ST, PORTLAND, VIC 3305	\$36,000	09/02/2017