

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



89 CAPE NELSON ROAD, PORTLAND, VIC  2  1  1

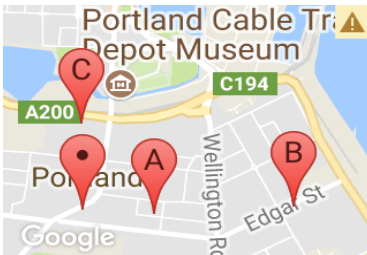
Indicative Selling Price

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

Price Range: \$170,000 to \$180,000

Provided by: Kylie Capuano, Portland Seaview Real Estate

MEDIAN SALE PRICE



PORTLAND, VIC, 3305

Suburb Median Sale Price (House)

\$230,000

01 October 2016 to 30 September 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.



52 PATRICK ST, PORTLAND, VIC 3305

 2  1  1

Sale Price

\$148,000

Sale Date: 23/06/2017

Distance from Property: 465m



43 EDGAR ST, PORTLAND, VIC 3305

 2  1  2

Sale Price

\$140,000

Sale Date: 01/06/2017

Distance from Property: 1.4km



22 CALVERT ST, PORTLAND, VIC 3305

 2  1  2

Sale Price

***\$165,000**

Sale Date: 24/05/2017

Distance from Property: 614m



This report has been compiled on 22/11/2017 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

89 CAPE NELSON ROAD, PORTLAND, VIC 3305

Indicative selling price

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

Price Range:

\$170,000 to \$180,000

Median sale price

Median price

\$230,000

House

X

Unit

Suburb

PORTLAND

Period

01 October 2016 to 30 September 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
52 PATRICK ST, PORTLAND, VIC 3305	\$148,000	23/06/2017
43 EDGAR ST, PORTLAND, VIC 3305	\$140,000	01/06/2017
22 CALVERT ST, PORTLAND, VIC 3305	*\$165,000	24/05/2017