

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 SILVESTER STREET, PORTLAND, VIC

 3  1  1

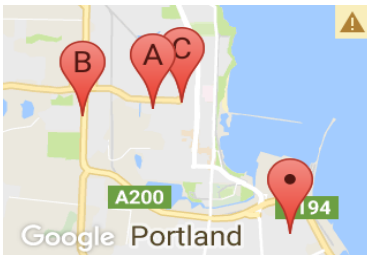
Indicative Selling Price

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

Price Range: **\$195,000 to \$205,000**

Provided by: Kylie Kane, Portland Seaview Real Estate

MEDIAN SALE PRICE



PORTLAND, VIC, 3305

Suburb Median Sale Price (House)

\$231,750

01 January 2017 to 31 December 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.



10 CLARKE ST, PORTLAND, VIC 3305

 3  1  1

Sale Price

***\$202,000**

Sale Date: 08/02/2018

Distance from Property: 2.5km



315 HENTY HWY, PORTLAND, VIC 3305

 3  2  2

Sale Price

***\$205,000**

Sale Date: 30/01/2018

Distance from Property: 3.2km



27 OTWAY ST, PORTLAND, VIC 3305

 3  1  1

Sale Price

***\$203,000**

Sale Date: 17/08/2017

Distance from Property: 2.4km



This report has been compiled on 22/02/2018 by Portland Seaview Real Estate. Property Data Solutions Pty Ltd 2018 - 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

32 SILVESTER STREET, PORTLAND, VIC 3305

Indicative selling price

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

Price Range:

\$195,000 to \$205,000

Median sale price

Median price

\$231,750

House

X

Unit

Suburb

PORTLAND

Period

01 January 2017 to 31 December 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
10 CLARKE ST, PORTLAND, VIC 3305	*\$202,000	08/02/2018
315 HENTY HWY, PORTLAND, VIC 3305	*\$205,000	30/01/2018
27 OTWAY ST, PORTLAND, VIC 3305	*\$203,000	17/08/2017