

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

44B GAWLER STREET, PORTLAND, VIC 3305
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### Indicative selling price

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

Single Price: 

\$275,000
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### Median sale price

Median price 

\$169,000
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 House 

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 Unit 

X
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 Suburb 

PORTLAND
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Period 

01 April 2017 to 31 March 2018
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 Source 


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### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
14 JULIANI PL, PORTLAND, VIC 3305	\$205,000	06/12/2017
4 JULIANI PL, PORTLAND, VIC 3305	\$198,000	26/10/2017
1/10 MILBANKE ST, PORTLAND, VIC 3305	\$185,000	08/03/2018