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	37 SILVESTER STREET, PORTLAND, VIC 3305

Indicative selling price

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

Single Price:	$156,000

Median sale price

Median price	$231,750	House	X	Unit		Suburb	PORTLAND
Period	01 January 2017 to 31 December 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
75 FINDLAY ST, PORTLAND, VIC 3305	$118,000	15/08/2017
28 FINDLAY ST, PORTLAND, VIC 3305	$135,000	05/07/2017
27 OSWALD ST, PORTLAND, VIC 3305	*$144,000	27/02/2018