



STATEMENT OF INFORMATION

30 DANIEL STREET, PORTLAND NORTH, VIC 3305

PREPARED BY KYLIE CAPUANO, PORTLAND SEAVIEW REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



30 DANIEL STREET, PORTLAND NORTH,  3  1  2

Indicative Selling Price

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

Price Range: **\$225,000 to \$230,000**

Provided by: Kylie Capuano, Portland Seaview Real Estate

MEDIAN SALE PRICE



PORTLAND NORTH, VIC, 3305

Suburb Median Sale Price (House)

\$355,000

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.



55 FINN ST, PORTLAND, VIC 3305

 3  1  2

Sale Price

\$200,000

Sale Date: 12/12/2016

Distance from Property: 3.3km



6 ALBERT ST, PORTLAND, VIC 3305

 3  1  2

Sale Price

\$238,000

Sale Date: 09/11/2016

Distance from Property: 2km



28 LALOR ST, PORTLAND, VIC 3305

 3  2  2

Sale Price

\$267,000

Sale Date: 08/11/2016

Distance from Property: 3.7km



This report has been compiled on 09/08/2017 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

30 DANIEL STREET, PORTLAND NORTH, VIC 3305

Indicative selling price

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

Price Range: \$225,000 to \$230,000

Median sale price

Median price

\$355,000

House

Unit

Suburb

PORTLAND NORTH

Period

01 July 2016 to 30 June 2017

Source

 pricfinder

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
55 FINN ST, PORTLAND, VIC 3305	\$200,000	12/12/2016
6 ALBERT ST, PORTLAND, VIC 3305	\$238,000	09/11/2016
28 LALOR ST, PORTLAND, VIC 3305	\$267,000	08/11/2016