

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

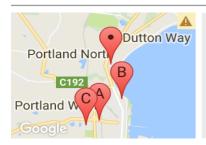
For the meaning of this price see consumer.vic.au/underquoting

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: **pricefinder**

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







Sale Price

\$200,000

Sale Date: 12/12/2016

Distance from Property: 3.3km





6 ALBERT ST, PORTLAND, VIC 3305









Sale Price

\$238,000

Sale Date: 09/11/2016

Distance from Property: 2km





28 LALOR ST, PORTLAND, VIC 3305







Sale Price

\$267,000

Sale Date: 08/11/2016

Distance from Property: 3.7km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

	30 DANIEL STREET, PORTLAND NORTH, VIC 3305
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 Jun	Source	p	ricefinder	

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

