

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



"GREENMOUNT" 487 CAPE NELSON

 3  2  4

Indicative Selling Price

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

Price Range: **\$395,000 to \$410,000**

Provided by: Kylie Kane, Portland Seaview Real Estate

MEDIAN SALE PRICE



PORTLAND WEST, VIC, 3305

Suburb Median Sale Price (House)

\$397,000

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.



63 GAWLER ST, PORTLAND, VIC 3305

 3  2  2

Sale Price

\$404,000

Sale Date: 22/02/2017

Distance from Property: 4.5km



16 PARKERS RD, PORTLAND, VIC 3305

 4  2  1

Sale Price

\$410,000

Sale Date: 23/03/2017

Distance from Property: 5.1km



71 MCINTYRE RD, PORTLAND WEST, VIC 3305

 4  2  4

Sale Price

\$397,000

Sale Date: 16/08/2016

Distance from Property: 3.4km



This report has been compiled on 14/08/2017 by Portland Seaview Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricfinder.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

"GREENMOUNT" 487 CAPE NELSON ROAD, PORTLAND WEST, VIC 3305

Indicative selling price

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

Price Range: \$395,000 to \$410,000

Median sale price

Median price

\$397,000

House

Unit

Suburb

PORTLAND WEST

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
63 GAWLER ST, PORTLAND, VIC 3305	\$404,000	22/02/2017
16 PARKERS RD, PORTLAND, VIC 3305	\$410,000	23/03/2017
71 MCINTYRE RD, PORTLAND WEST, VIC 3305	\$397,000	16/08/2016