



STATEMENT OF INFORMATION

1/6 HODGE COURT, PORTLAND, VIC 3305

PREPARED BY KYLIE CAPUANO, PORTLAND SEAVIEW REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/6 HODGE COURT, PORTLAND, VIC 3305  2  1  2

Indicative Selling Price

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

Price Range: **\$180,000 to \$190,000**

Provided by: Kylie Capuano, Portland Seaview Real Estate

MEDIAN SALE PRICE



PORTLAND, VIC, 3305

Suburb Median Sale Price (Unit)

\$147,500

01 April 2016 to 31 March 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.



4/45 HURD ST, PORTLAND, VIC 3305  2  1  1

Sale Price

***\$258,000**

Sale Date: 05/05/2017

Distance from Property: 955m 



12 CHURCH ST, PORTLAND, VIC 3305  2  1  1

Sale Price

***\$152,000**

Sale Date: 22/03/2017

Distance from Property: 3.3km



2/24 OTWAY ST, PORTLAND, VIC 3305  2  1  1

Sale Price

\$150,000

Sale Date: 21/07/2016

Distance from Property: 542m 

This report has been compiled on 29/06/2017 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

1/6 HODGE COURT, PORTLAND, VIC 3305

Indicative selling price

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

Price Range: \$180,000 to \$190,000

Median sale price

Median price \$147,500

House

Unit

X

Suburb

PORTLAND

Period 01 April 2016 to 31 March 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
4/45 HURD ST, PORTLAND, VIC 3305	*\$258,000	05/05/2017
12 CHURCH ST, PORTLAND, VIC 3305	*\$152,000	22/03/2017
2/24 OTWAY ST, PORTLAND, VIC 3305	\$150,000	21/07/2016