

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MURPHYS ROAD, PORTLAND, VIC 3305



Indicative Selling Price

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

Price Range: \$120,000 to \$132,000

Provided by: Emily Romein, Portland Seaview Real Estate

MEDIAN SALE PRICE



PORTLAND, VIC, 3305

Suburb Median Sale Price (Vacant Land)

\$54,500

01 October 2016 to 30 September 2017

Provided by:  pricfinder

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.



33 BURVILLES RD, PORTLAND, VIC 3305



Sale Price

\$135,000

Sale Date: 03/11/2016

Distance from Property: 338m



MARSHALLS RD, PORTLAND NORTH, VIC 3305



Sale Price

***\$135,000**

Sale Date: 23/05/2017

Distance from Property: 5.2km



11 WESTPORT LANE, PORTLAND, VIC 3305



Sale Price

\$135,000

Sale Date: 12/07/2017

Distance from Property: 188m



This report has been compiled on 30/11/2017 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

MURPHYS ROAD, PORTLAND, VIC 3305

Indicative selling price

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Price Range: \$120,000 to \$132,000

Median sale price

Median price \$54,500

House

Unit

Suburb

PORTLAND

Period

01 October 2016 to 30 September 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
33 BURVILLES RD, PORTLAND, VIC 3305	\$135,000	03/11/2016
MARSHALLS RD, PORTLAND NORTH, VIC 3305	*\$135,000	23/05/2017
11 WESTPORT LANE, PORTLAND, VIC 3305	\$135,000	12/07/2017