

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**52 BANCROFT STREET, PORTLAND, VIC**  3  2  2

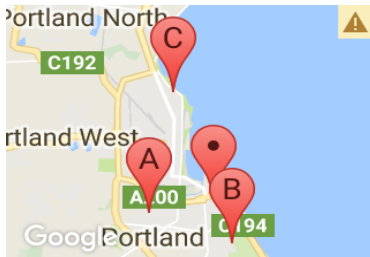
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$270,000 to \$280,000**

Provided by: Kylie Kane, Portland Seaview Real Estate

## MEDIAN SALE PRICE



**PORTLAND, VIC, 3305**

Suburb Median Sale Price (House)

**\$231,750**

01 January 2017 to 31 December 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.



**26 BALMORAL ST, PORTLAND, VIC 3305**  4  2  2

Sale Price

**\$275,000**

Sale Date: 21/06/2016

Distance from Property: 1.7km



**138 BARKLY ST, PORTLAND, VIC 3305**  3  1  2

Sale Price

**\$275,000**

Sale Date: 06/04/2017

Distance from Property: 1.3km



**297 HANLON PDE, PORTLAND, VIC 3305**  3  1  2

Sale Price

**\$272,000**

Sale Date: 01/03/2016

Distance from Property: 3.3km



This report has been compiled on 04/01/2018 by Portland Seaview Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricfinder.com.au](http://www.pricfinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

52 BANCROFT STREET, PORTLAND, VIC 3305

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$270,000 to \$280,000

### Median sale price

Median price \$231,750

House

Unit

Suburb

PORTLAND

Period

01 January 2017 to 31 December 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
26 BALMORAL ST, PORTLAND, VIC 3305	\$275,000	21/06/2016
138 BARKLY ST, PORTLAND, VIC 3305	\$275,000	06/04/2017
297 HANLON PDE, PORTLAND, VIC 3305	\$272,000	01/03/2016