



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 or
locality and postcode

48 FERN STREET PORTLAND

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$310,000

Median sale price

(*Delete house or unit as applicable)

Median price \$222,000

*House

*Unit

Suburb
or locality PORTLAND

Period - From 24/08/2016 to 24/08/2017

Source REIV PROPERTY DATA

Comparable property sales (*Delete A or B below as applicable)

A* 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
1.	290 EDGAR STREET PORTLAND	\$305,000	26/06/2017
2.	62 LEARMONTH STREET PORTLAND	\$365,000	28/04/2017
3.	11 MADEIRA COURT PORTLAND	\$315,000	05/05/2017