

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 BANYAN CRESCENT, PORTLAND, VIC**

 3  1  2

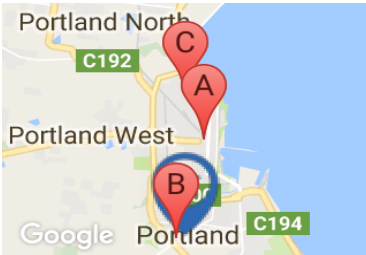
Indicative Selling Price

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

**\$145,000 to \$145,000**

Provided by: Emily Romein, Portland Seaview Real Estate

## SUBURB MEDIAN



**PORTLAND, VIC, 3305**

Suburb Median Sale Price (House)

**\$220,000**

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.



**1 TANNER CT, PORTLAND, VIC 3305**

 3  2  1

Sale Price

**\$150,000**

Sale Date: 25/11/2016

Distance from Property: 2.8km



**13 WATTLE CRES, PORTLAND, VIC 3305**

 3  1  2

Sale Price

**\$142,000**

Sale Date: 21/06/2016

Distance from Property: 252m



**15 RICHARDSON ST, PORTLAND, VIC 3305**

 3  1  1

Sale Price

**\$140,000**

Sale Date: 06/04/2016

Distance from Property: 4km



This report has been compiled on 12/05/2017 by Portland Seaview Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricfinder.com.au](http://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

6 BANYAN CRESCENT, PORTLAND, VIC 3305

### Indicative selling price

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

Single Price / Range

\$145,000 to \$145,000

### Median sale price

Median price

\$220,000

House

Unit

Suburb

PORTLAND

Period

01 April 2016 to 31 March 2017

Source



### 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
1 TANNER CT, PORTLAND, VIC 3305	\$150,000	25/11/2016
13 WATTLE CRES, PORTLAND, VIC 3305	\$142,000	21/06/2016
15 RICHARDSON ST, PORTLAND, VIC 3305	\$140,000	06/04/2016