

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



345 HANLON PARADE, PORTLAND, VIC



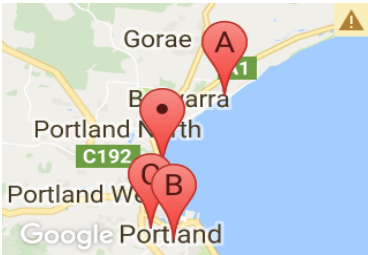
Indicative Selling Price

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

Price Range: \$85,000 to \$90,000

Provided by: Kylie Kane, Portland Seaview Real Estate

MEDIAN SALE PRICE



PORTLAND, VIC, 3305

Suburb Median Sale Price (Vacant Land)

\$59,000

01 October 2016 to 30 September 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.



DUTTON WAY, BOLWARRA, VIC 3305



Sale Price

\$85,000

Sale Date: 15/07/2016

Distance from Property: 5km



75 PATRICK ST, PORTLAND, VIC 3305



Sale Price

\$85,000

Sale Date: 10/08/2016

Distance from Property: 4.4km



1 CORINNE CRT, PORTLAND, VIC 3305



Sale Price

\$85,000

Sale Date: 15/11/2016

Distance from Property: 3.8km



This report has been compiled on 12/10/2017 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

345 HANLON PARADE, PORTLAND, VIC 3305

Indicative selling price

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

Price Range: \$85,000 to \$90,000

Median sale price

Median price \$59,000

House

Unit

Suburb PORTLAND

Period 01 October 2016 to 30 September 2017

Source

 pricefinder

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 |
|-----------------------------------|----------|--------------|
| DUTTON WAY, BOLWARRA, VIC 3305 | \$85,000 | 15/07/2016 |
| 75 PATRICK ST, PORTLAND, VIC 3305 | \$85,000 | 10/08/2016 |
| 1 CORINNE CRT, PORTLAND, VIC 3305 | \$85,000 | 15/11/2016 |