



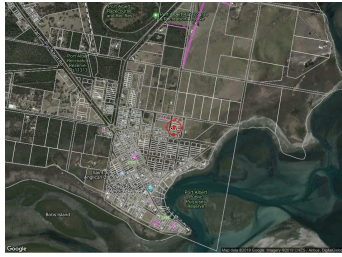
STATEMENT OF INFORMATION

8 ALBANY STREET, PORT ALBERT, VIC 3971

PREPARED BY ROBYN CAMPBELL, LANDMARK HARCOURTS YARRAM

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 ALBANY STREET, PORT ALBERT, VIC

3 1 6

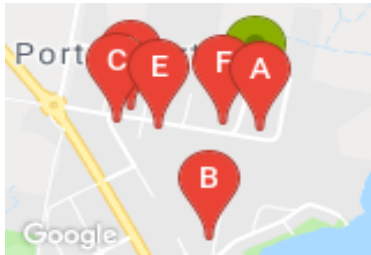
Indicative Selling Price

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

Single Price: \$349,000

Provided by: Robyn Campbell, Landmark Harcourts Yarram

MEDIAN SALE PRICE



PORT ALBERT, VIC, 3971

Suburb Median Sale Price (House)

\$230,000

01 January 2018 to 31 December 2018

Provided by: pricefinder

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.



72 SOUTH ST, PORT ALBERT, VIC 3971

3 2 2

Sale Price

\$175,000

Sale Date: 22/05/2018

Distance from Property: 89m



37 NAPIER ST, PORT ALBERT, VIC 3971

3 1 2

Sale Price

\$230,000

Sale Date: 17/05/2018

Distance from Property: 499m



11 SOUTH ST, PORT ALBERT, VIC 3971

3 2 3

Sale Price

\$345,000

Sale Date: 28/02/2018

Distance from Property: 445m



This report has been compiled on 30/03/2019 by Landmark Harcourts Yarram. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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38 SOUTH ST, PORT ALBERT, VIC 3971

2 2 2

Sale Price

\$220,000

Sale Date: 27/12/2018

Distance from Property: 399m



19 SOUTH ST, PORT ALBERT, VIC 3971

2 1 4

Sale Price

\$186,000

Sale Date: 11/09/2018

Distance from Property: 323m



60 SOUTH ST, PORT ALBERT, VIC 3971

2 2 4

Sale Price

\$205,000

Sale Date: 01/03/2018

Distance from Property: 124m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

8 ALBANY STREET, PORT ALBERT, VIC 3971

Indicative selling price

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

Single Price: \$349,000

Median sale price

Median price

\$230,000

House

Unit

Suburb

PORT ALBERT

Period

01 January 2018 to 31 December 2018

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

Address of comparable property	Price	Date of sale
72 SOUTH ST, PORT ALBERT, VIC 3971	\$175,000	22/05/2018
37 NAPIER ST, PORT ALBERT, VIC 3971	\$230,000	17/05/2018
11 SOUTH ST, PORT ALBERT, VIC 3971	\$345,000	28/02/2018

38 SOUTH ST, PORT ALBERT, VIC 3971	\$220,000	27/12/2018
19 SOUTH ST, PORT ALBERT, VIC 3971	\$186,000	11/09/2018
60 SOUTH ST, PORT ALBERT, VIC 3971	\$205,000	01/03/2018