

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 SHIRVA CRESCENT, PORTLAND, VIC

 3  2  2

Indicative Selling Price

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

Price Range: \$260,000 to \$270,000

Provided by: Kylie Capuano, 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.



41 ABERDEEN ST, PORTLAND, VIC 3305

 3  2  2

Sale Price

***\$242,000**

Sale Date: 09/12/2017

Distance from Property: 162m



6 SHIRVA CRES, PORTLAND, VIC 3305

 3  2  2

Sale Price

\$255,000

Sale Date: 21/03/2017

Distance from Property: 146m



26 SHIRVA CRES, PORTLAND, VIC 3305

 4  2  2

Sale Price

***\$275,000**

Sale Date: 17/03/2018

Distance from Property: 93m



This report has been compiled on 27/03/2018 by Portland Seaview Real Estate. Property Data Solutions Pty Ltd 2018 - 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

21 SHIRVA CRESCENT, PORTLAND, VIC 3305

Indicative selling price

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

Price Range:

\$260,000 to \$270,000

Median sale price

Median price

\$231,750

House

X

Unit

Suburb

PORTLAND

Period

01 January 2017 to 31 December 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
41 ABERDEEN ST, PORTLAND, VIC 3305	*\$242,000	09/12/2017
6 SHIRVA CRES, PORTLAND, VIC 3305	\$255,000	21/03/2017
26 SHIRVA CRES, PORTLAND, VIC 3305	*\$275,000	17/03/2018