

STATEMENT OF INFORMATION

8-12 COLVILLE STREET, PORT ALBERT, VIC 3971

PREPARED BY ELDERS REAL ESTATE YARRAM & SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8-12 COLVILLE STREET, PORT ALBERT,

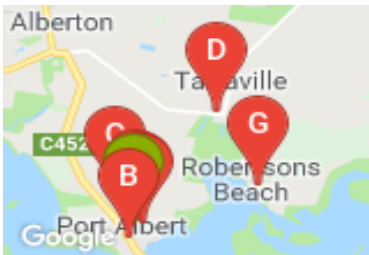
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Indicative Selling Price

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

Single Price: \$270,000

MEDIAN SALE PRICE



PORT ALBERT, VIC, 3971

Suburb Median Sale Price (Vacant Land)

\$119,000

01 April 2018 to 31 March 2019

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.



35 GIBSON ST, PORT ALBERT, VIC 3971

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Sale Price

\$47,500

Sale Date: 12/05/2019

Distance from Property: 222m



31 TARRAVILLE RD, PORT ALBERT, VIC 3971

 -  -  -

Sale Price

\$115,000

Sale Date: 10/01/2019

Distance from Property: 441m



45 KILGOWERS RD, LANGSBOROUGH, VIC

 -  -  -

Sale Price

\$64,500

Sale Date: 15/10/2018

Distance from Property: 937m



This report has been compiled on 24/06/2019 by Elders Real Estate Yarram & Sale. Property Data Solutions Pty Ltd 2019 - www.pricefinder.com.au

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8 TYERS ST, TARRAVILLE, VIC 3971



Sale Price

\$74,000

Sale Date: 11/09/2018

Distance from Property: 3.8km



34 GIBSON ST, PORT ALBERT, VIC 3971



Sale Price

\$187,000

Sale Date: 27/08/2018

Distance from Property: 117m



42 GIBSON ST, PORT ALBERT, VIC 3971



Sale Price

\$140,000

Sale Date: 09/08/2018

Distance from Property: 165m



71 LANGS RD, ROBERTSONS BEACH, VIC 3971



Sale Price

\$45,000

Sale Date: 03/08/2018

Distance from Property: 3.4km



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

8-12 COLVILLE STREET, PORT ALBERT, VIC 3971

Indicative selling price

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

Single Price:

\$270,000

Median sale price

Median price

\$119,000

House

☒

Unit

☐

Suburb

PORT ALBERT

Period

01 April 2018 to 31 March 2019

Source


pricfinder

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

35 GIBSON ST, PORT ALBERT, VIC 3971	\$47,500	12/05/2019
31 TARRAVILLE RD, PORT ALBERT, VIC 3971	\$115,000	10/01/2019
45 KILGOWERS RD, LANGSBOROUGH, VIC 3971	\$64,500	15/10/2018

8 TYERS ST, TARRAVILLE, VIC 3971	\$74,000	11/09/2018
34 GIBSON ST, PORT ALBERT, VIC 3971	\$187,000	27/08/2018
42 GIBSON ST, PORT ALBERT, VIC 3971	\$140,000	09/08/2018
71 LANGS RD, ROBERTSONS BEACH, VIC 3971	\$45,000	03/08/2018