

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

187 Yarram-Port Albert Road Port Albert VIC 3971

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$220,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$108,750

Property type

Land

Suburb

Port Albert

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

31 Tarraville Road Port Albert VIC 3971	\$115,000	10-Jan-19
34 Gibson Street Port Albert VIC 3971	\$187,000	27-Aug-18
42 Gibson Street Port Albert VIC 3971	\$140,000	09-Aug-18

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 16 September 2019



**31 Tarraville Road Port Albert VIC 3971**

Sold Price

**\$115,000**

Sold Date

**10-Jan-19**



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Distance

**0.66km**



**34 Gibson Street Port Albert VIC 3971**

Sold Price

**\$187,000**

Sold Date

**27-Aug-18**



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Distance

**0.7km**

**42 Gibson Street Port Albert VIC 3971**

Sold Price

**\$140,000**

Sold Date

**09-Aug-18**



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Distance

**0.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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