

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

11 GRANT STREET PORTLAND VIC 3305

Indicative selling price

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

Single Price

\$670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$396,500

Property type

House

Suburb

Portland

Period-from

01 Jun 2021

to

31 May 2022

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

273 HANLON PARADE PORTLAND VIC 3305	\$700,000	19-Jan-22
13 CAVENDISH STREET PORTLAND NORTH VIC 3305	\$700,000	22-Apr-22
65 WADE STREET PORTLAND VIC 3305	\$695,000	06-Jun-22

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 June 2022



**273 HANLON PARADE PORTLAND
VIC 3305**

Sold Price

\$700,000

Sold Date

19-Jan-22



4



2



-

Distance

0.11km



**13 CAVENDISH STREET PORTLAND
NORTH VIC 3305**

Sold Price

^{RS}

\$700,000

Sold Date

22-Apr-22



3



2



4

Distance

1.51km



**65 WADE STREET PORTLAND VIC
3305**

Sold Price

^{RS}

\$695,000

Sold Date

06-Jun-22



4



2



4

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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