



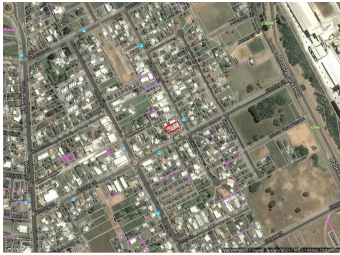
# STATEMENT OF INFORMATION

36 SILVESTER STREET, PORTLAND, VIC 3305

PREPARED BY KYLIE CAPUANO, PORTLAND SEAVIEW REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**36 SILVESTER STREET, PORTLAND, VIC**

 3  1  2

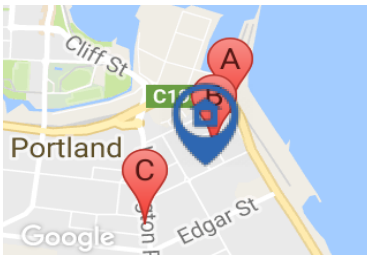
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$100,000 to \$110,000**

Provided by: Kylie Capuano, Portland Seaview Real Estate

## SUBURB MEDIAN



**PORTLAND, VIC, 3305**

**Suburb Median Sale Price (House)**

**\$220,000**

01 April 2016 to 31 March 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.



**38 VICTORIA PDE, PORTLAND, VIC 3305**

 3  1  1

**Sale Price**

**\$120,000**

Sale Date: 29/07/2016

Distance from Property: 407m



**24 ROSSDELL ST, PORTLAND, VIC 3305**

 3  1  2

**Sale Price**

**\$135,000**

Sale Date: 17/03/2016

Distance from Property: 131m



**74 WELLINGTON RD, PORTLAND, VIC 3305**

 3  1  1

**Sale Price**

**\$133,500**

Sale Date: 22/12/2016

Distance from Property: 573m



This report has been compiled on 17/05/2017 by Portland Seaview Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

36 SILVESTER STREET, PORTLAND, VIC 3305

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$100,000 to \$110,000

Median sale price

Median price

\$220,000

House

X

Unit


Suburb

PORTLAND

Period

01 April 2016 to 31 March 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
38 VICTORIA PDE, PORTLAND, VIC 3305	\$120,000	29/07/2016
24 ROSSDELL ST, PORTLAND, VIC 3305	\$135,000	17/03/2016
74 WELLINGTON RD, PORTLAND, VIC 3305	\$133,500	22/12/2016