



 2  1 

Rooms:

Property Type: House - Duplex
(Conjoined)

Land Size: 460 sqm

Agent Comments

Comparable Properties

4/17 Seamer St POREPUNKAH 3740 (VG)

Agent Comments

 3  -  -

Price: \$366,000

Method: Sale

Date: 21/12/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



1/1a Wood St BRIGHT 3741 (REI/VG)

Agent Comments

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Price: \$303,000

Method: Private Sale

Date: 22/04/2016

Rooms: -

Property Type: House

Land Size: 360 sqm



2/9 Seamer St POREPUNKAH 3740 (VG)

Agent Comments

 3  -  -

Price: \$250,000

Method: Sale

Date: 24/08/2016

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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 or
locality and postcode

24b Nicholson Street, Porepunkah Vic 3740

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$345,000

Median sale price

Median price \$327,500

House X

Suburb or locality Porepunkah

Period - From 01/04/2016

to 31/03/2017

Source REIV

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
4/17 Seamer St POREPUNKAH 3740	\$366,000	21/12/2016
1/1a Wood St BRIGHT 3741	\$303,000	22/04/2016
2/9 Seamer St POREPUNKAH 3740	\$250,000	24/08/2016