

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

29 CAMIRA STREET, PORTLAND, VIC 3305

Indicative selling price

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

Price Range: \$280,000 to \$285,000

Median sale price

Median price \$235,000

House

Unit

Suburb PORTLAND

Period 01 January 2018 to 31 December 2018

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
2 TAREEL CRT, PORTLAND, VIC 3305	*\$282,000	11/01/2019
78 GEORGE ST, PORTLAND, VIC 3305	\$280,000	18/12/2018
16 DONEGAL CRT, PORTLAND, VIC 3305	\$280,000	07/08/2017

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 CAMIRA STREET, PORTLAND, VIC 3305 3 1 2

Indicative Selling Price

For the meaning of this price see [https://www.vic.gov.au/understanding](#)

Price Range: **\$280,000 to \$285,000**

Provided by: Kevin Hughes, Assets Real Estate Portland & Heywood

MEDIAN SALE PRICE



PORTLAND, VIC, 3305

Suburb Median Sale Price (House)

\$235,000

01 January 2017 to 31 December 2018

Provided by pricelnder

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.



2 TAREEL CRT, PORTLAND, VIC 3305 3 1 2

Sale Price

***\$282,000**

Sale Date: 11/01/2019

Distance from Property: 647m



78 GEORGE ST, PORTLAND, VIC 3305 3 1 2

Sale Price

\$280,000

Sale Date: 18/12/2018

Distance from Property: 958m



16 DONEGAL CRT, PORTLAND, VIC 3305 3 2 2

Sale Price

\$280,000

Sale Date: 07/06/2017

Distance from Property: 743m

This report has been compiled on 21/02/2019 by Assets Real Estate Portland & Heywood. Property Data Solutions Pty Ltd 2019 - www.pricelnder.com.au

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STATEMENT OF INFORMATION

29 CAMIRA STREET, PORTLAND, VIC 3305

PREPARED BY KEVIN HUGHES, ASSETS REAL ESTATE PORTLAND & HEYWOOD