

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

38A RICHARDSON 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

\$200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$210,000

Property type

Land

Suburb

Portland

Period-from

01 Oct 2022

to

30 Sep 2023

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

4 WANNON STREET PORTLAND NORTH VIC 3305	\$250,000	07-Jul-22
31 LAGUNA COURT PORTLAND VIC 3305	\$280,000	18-Sep-22
92R HURD STREET PORTLAND VIC 3305	\$300,000	25-Oct-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: 11 October 2023


**4 WANNON STREET PORTLAND
NORTH VIC 3305**

 Sold Price **\$250,000** Sold Date **07-Jul-22**
 -  -  -

 Distance **1.38km**

**31 LAGUNA COURT PORTLAND VIC
3305**

 Sold Price **\$280,000** Sold Date **18-Sep-22**
 -  -  -

 Distance **2.65km**

**92R HURD STREET PORTLAND VIC
3305**

 Sold Price **\$300,000** Sold Date **25-Oct-22**
 -  -  -

 Distance **1.5km**
RS = Recent sale

UN = Undisclosed Sale

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