

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

9 CLARKE 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

or range
between

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

House

Suburb

Portland

Period-from

01 Nov 2021

to

31 Oct 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

160 CAPE NELSON ROAD PORTLAND VIC 3305	\$330,000	28-Oct-22
26 SILVESTER STREET PORTLAND VIC 3305	\$375,000	27-Oct-22
39 BARKLY STREET PORTLAND VIC 3305	\$323,333	11-Aug-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: 14 November 2022


**160 CAPE NELSON ROAD
PORTLAND VIC 3305**
 3
  1
  2

 Sold Price ^{RS} **\$330,000** Sold Date **28-Oct-22**
Distance **2.67km**
**26 SILVESTER STREET PORTLAND
VIC 3305**
 3
  1
  4

 Sold Price ^{RS} **\$375,000** Sold Date **27-Oct-22**
Distance **2.5km**
**39 BARKLY STREET PORTLAND
VIC 3305**
 3
  1
  2

 Sold Price **\$323,333** Sold Date **11-Aug-22**
Distance **2.57km**

RS = Recent sale

UN = Undisclosed Sale

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