

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# Lot 2/ 45 Kilgowers Road, PORT ALBERT 3971

### Indicative selling price

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

**Single price \$67,000**

### Median sale price

Median **Vacant Land** for **Port Albert** for period **Jul 2017 - Jun 2018**

Sourced from **pricefinder**.

**\$91,500**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2 King St,**  
Port Albert 3971

Price **\$65,000** Sold 09 July  
2018

**71 Yarram Port Albert Rd,**  
Lansborough 3971

Price **\$62,000** Sold 14 June  
2018

**34 gibson st,**  
Port Albert 3971

Price **\$187,000** Sold 27  
August 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

Vacant Land

#### Elders Real Estate Yarram

266 Commercial Road,  
Yarram VIC 3971

#### Contact agents



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