

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

| |
|-----------------------------------------|
| 1 Langdon Street Portarlington VIC 3223 |
|-----------------------------------------|

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

| |
|-----------|
| \$699,000 |
|-----------|

 or range between

| |
|--|
| |
|--|

 &

| |
|--|
| |
|--|

Median sale price

(*Delete house or unit as applicable)

Median Price

| |
|-----------|
| \$600,000 |
|-----------|

 Property type

| |
|-------|
| House |
|-------|

 Suburb

| |
|---------------|
| Portarlington |
|---------------|

Period-from

| |
|-------------|
| 01 Dec 2018 |
|-------------|

 to

| |
|-------------|
| 30 Nov 2019 |
|-------------|

 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 |
|-------------------------------------------|-----------|--------------|
| 41 Stevens Street Portarlington VIC 3223 | \$670,000 | 15-Jun-19 |
| 29B Welfare Street Portarlington VIC 3223 | \$700,000 | 09-Apr-19 |
| 29A Welfare Street Portarlington VIC 3223 | \$695,000 | 11-Jan-19 |

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: 02 December 2019



41 Stevens Street Portarlington VIC 3223 Sold Price **\$670,000** Sold Date **15-Jun-19**
 Distance **0.55km**
 3 2 1



29B Welfare Street Portarlington VIC 3223 Sold Price **\$700,000** Sold Date **09-Apr-19**
 Distance **0.57km**
 3 2 2



29A Welfare Street Portarlington VIC 3223 Sold Price **\$695,000** Sold Date **11-Jan-19**
 Distance **0.58km**
 3 2 2

RS = Recent sale UN = Undisclosed Sale

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