

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

1/64 Langdon Street Portarlington VIC 3223
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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 &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
35 Gellibrand Street Portarlington VIC 3223	\$785,000	11-Feb-20
125 Newcombe Street Portarlington VIC 3223	\$920,000	13-Dec-18

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: 19 March 2020



**35 Gellibrand Street Portarlington
VIC 3223**

3 2 3

Sold Price

\$785,000^{UN}

Sold Date

11-Feb-20

Distance

0.53km



**125 Newcombe Street Portarlington
VIC 3223**

2 1 2

Sold Price

\$920,000

Sold Date

13-Dec-18

Distance

0.69km

RS = Recent sale UN = Undisclosed Sale

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