

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 41 Durcell Avenue, Portsea VIC 3944

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,900,000 Property type House Suburb Portsea VIC 3944

Period - From 01/07/2020 to 30/06/2021 Source CoreLogic

Comparable property sales

Address of comparable property	Price	Date of sale
47 Back Beach Road, Portsea VIC 3944	\$2,450,000	23/04/2021
16 Lawrance Grove, Portsea VIC 3944	\$2,900,000	26/05/2021

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 07/10/2021