

## 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

161 FENWICK STREET PORTARLINGTON VIC 3223

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$956,500

Property type

House

Suburb

Portarlington

Period-from

01 Jan 2022

to

31 Dec 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

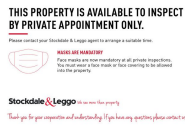
Date of sale

67 HEREFORD STREET PORTARLINGTON VIC 3223	\$700,000	20-Sep-21
42 HEREFORD STREET PORTARLINGTON VIC 3223	\$650,000	24-Aug-21
42 SMYTHE STREET PORTARLINGTON VIC 3223	\$760,000	28-Apr-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: 21 January 2023



**67 HEREFORD STREET  
PORTARLINGTON VIC 3223**

3 1 1

Sold Price **\$700,000** Sold Date **20-Sep-21**

Distance **3.37km**



**42 HEREFORD STREET  
PORTARLINGTON VIC 3223**

2 1 2

Sold Price **\$650,000** Sold Date **24-Aug-21**

Distance **3.09km**



**42 SMYTHE STREET  
PORTARLINGTON VIC 3223**

3 1 2

Sold Price **\$760,000** Sold Date **28-Apr-22**

Distance **2.14km**

RS = Recent sale UN = Undisclosed Sale

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