

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

2/82 Payne 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

\$549,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Portarlington

Period-from

01 Sep 2019

to

31 Aug 2020

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

2/50 Payne Street Portarlington VIC 3223	\$479,000	24-Apr-20
3/164 Fenwick Street Portarlington VIC 3223	\$460,000	04-Mar-20
1/147 Stevens Street Portarlington VIC 3223	\$495,000	25-May-20

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: 28 September 2020



2/50 Payne Street Portarlington VIC 3223

2 2 2

Sold Price

\$479,000

Sold Date **24-Apr-20**

Distance **0.33km**



3/164 Fenwick Street Portarlington VIC 3223

3 2 2

Sold Price

\$460,000

Sold Date **04-Mar-20**

Distance **0.37km**



1/147 Stevens Street Portarlington VIC 3223

3 1 1

Sold Price

\$495,000

Sold Date **25-May-20**

Distance **0.43km**



1/17-21 Brown Street Portarlington VIC 3223

2 1 1

Sold Price

\$460,000

Sold Date **21-May-20**

Distance **1.36km**



2/43 Willis Street Portarlington VIC 3223

3 1 2

Sold Price

\$450,000

Sold Date **20-Jan-20**

Distance **1.42km**



2/43 Langdon Street Portarlington VIC 3223

2 1 2

Sold Price

Sold Date **04-Jun-20**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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**2/44-46 Geelong Road
Portarlington VIC 3223** 3  2  1Sold Price **\$490,000** Sold Date **13-Dec-19**Distance **2.37km**

RS = Recent sale

UN = Undisclosed Sale

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