

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

1 - 3 ROYAL AVENUE, PORTSEA VIC 3944

Indicative selling price

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

Single Price:

\$1,850,000

Median sale price

Median price

\$1,840,000

Property type

House

Suburb

PORTSEA VIC 3944

Period - From

19/12/2018

to

19/12/2019

Source

www.realestate.com.au

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--|-------------|--------------|
| 1. 6 Portsmouth Place, Portsea Vic 3944 | \$1,850,000 | 21/11/2019 |
| 2. 14 Charlton Court, Portsea Vic 3944 | \$1,870,000 | 01/11/2019 |
| 3. 101 Back Beach Road, Portsea Vic 3944 | \$1,950,000 | 14/12/2019 |

This Statement of Information was prepared on:

31/01/2020