

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 BLUE WATER COURT, PORTLAND NORTH, VIC 3305

Indicative selling price

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

Single Price: \$485,000.00

Median sale price

Median price

\$387,500

House

X

Unit

Suburb

PORTLAND NORTH

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
10 AQUARIUS CRT, PORTLAND NORTH, VIC 3305	*\$360,000	21/06/2018
7 AQUARIUS CRT, PORTLAND NORTH, VIC 3305	\$455,000	14/07/2017
16 AQUARIUS CRT, PORTLAND NORTH, VIC 3305	\$460,000	04/04/2018