

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

4 Pieris Court 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

\$849,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$616,000

Property type

House

Suburb

Portarlington

Period-from

01 Aug 2019

to

31 Jul 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

30 Reaby Street Portarlington VIC 3223	\$725,000	05-Jul-19
117 Tower Road Portarlington VIC 3223	\$825,000	27-Jan-20
48 Tower Road Portarlington VIC 3223	\$850,000	24-Jun-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: 03 August 2020



30 Reaby Street Portarlington VIC 3223

Sold Price

\$725,000

Sold Date

05-Jul-19

3 2 2

Distance

0.74km



117 Tower Road Portarlington VIC 3223

Sold Price

\$825,000

Sold Date

27-Jan-20

3 2 2

Distance

0.88km



48 Tower Road Portarlington VIC 3223

Sold Price

^{RS} **\$850,000**

Sold Date

24-Jun-20

4 2 2

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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