

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

69 FAIRFAX 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

\$795,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$956,500

Property type

House

Suburb

Portarlington

Period-from

01 Feb 2022

to

31 Jan 2023

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

85 HOOD ROAD PORTARLINGTON VIC 3223	\$840,000	16-Feb-22
163 FENWICK STREET PORTARLINGTON VIC 3223	\$820,000	28-Jun-21
195 NEWCOMBE STREET PORTARLINGTON VIC 3223	\$890,000	03-Oct-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: 11 February 2023



85 HOOD ROAD PORTARLINGTON VIC 3223

Sold Price

\$840,000

Sold Date

16-Feb-22



4



2



2

Distance

0.31km



163 FENWICK STREET PORTARLINGTON VIC 3223

Sold Price

\$820,000

Sold Date

28-Jun-21



3



2



2

Distance

0.45km



195 NEWCOMBE STREET PORTARLINGTON VIC 3223

Sold Price

\$890,000

Sold Date

03-Oct-22



3



1



2

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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