

# RT Edgar

## STATEMENT OF INFORMATION

28 November 2018

### Property offered for sale

50 Franklin Road, Portsea Victoria 3944

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range  
between \$2,800,000 & \$3,000,000

### Median sale price

Median price	\$1,945,000	House	x	Unit	Suburb	Portsea
Period - From	01/08/2017	to	31/07/2018	Source	Core Logic	

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### Comparable property sales

**A.** These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Portsea estate agent and Ilze Moran consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 46 Franklin Road, Portsea Victoria, 3944	\$3,450,000	14/10/2017
<b>2</b> 59 Wattle Grove, Portsea Victoria 3944	\$2,800,000	28/10/2017
<b>3</b> 10 Relph Avenue, Portsea Victoria 3944	\$2,525,000	01/11/2017