

RT Edgar

STATEMENT OF INFORMATION

22 March 2018

Property offered for sale

26 Back Beach Road, Portsea Victoria 3944

Indicative selling price

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

Range
between \$1,600,000.00 & \$1,650,000.00

Median sale price

(Place 'x' in house or unit as applicable – delete this sentence)

Median price	\$1,860,000.00	House	X	Unit	Suburb	Portsea Victoria 3944
Period - From	March 2017	to	February 2018	Source	CoreLogic RP Data	

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
1 17 Blair Road, Portsea, Victoria, 3944	\$1,615,000.00	05-Nov-2017
2 1 Wattle Grove, Portsea, Victoria, 3944	\$1,700,000.00	18-Feb- 2018
3 123 Back Beach Road, Portsea, Victoria, 3944	\$1,330,000.00	08-Dec-2017