

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

12 Morala 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

or range
between

\$950,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Portarlington

Period-from

01 Nov 2020

to

31 Oct 2021

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

12-16 Mueller Street Portarlington VIC 3223	\$975,000	30-Jul-21
112 Sproat Street Portarlington VIC 3223	\$940,000	24-Jul-21
18 Langdon Street Portarlington VIC 3223	\$999,999	26-May-21

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: 19 November 2021



12-16 Mueller Street Portarlington VIC 3223

4 2 2

Sold Price

\$975,000

Sold Date

30-Jul-21

Distance

0.29km



112 Sproat Street Portarlington VIC 3223

3 2 2

Sold Price

\$940,000

Sold Date

24-Jul-21

Distance

0.6km



18 Langdon Street Portarlington VIC 3223

3 2 1

Sold Price

^{RS} **\$999,999**

Sold Date

26-May-21

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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