

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

72 DOUGHERTIES ROAD, PORTLAND WEST, VIC 3305

Indicative selling price

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

Single price

or range between

\$600,000

&

\$650,000

Median sale price

Median price

\$553,840

Property Type

House

Suburb

PORTLAND WEST

Period - From

August 2024

to

September 2023

Source

CoreLogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
90 OAKLEYS ROAD PORTLAND WEST VIC 3305	\$650,000	20/01/2024
44 MURPHYS ROAD PORTLAND VIC 3305	\$712,500	29/05/2023
632 BRIDGEWATER ROAD PORTLAND WEST VIC 3305	\$660,000	27/03/2024

This Statement of Information was prepared on:

10/09/2024