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	54 Smythe Street, Portarlington Vic 3223
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$399,000 &	k	\$438,900
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Median sale price

Median price	\$580,000	Pro	perty Type	Vacan	nt land		Suburb	Portarlington
Period - From	26/11/2023	to	25/11/2024		Sou	urce	REIV	

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

Add	dress of comparable property	Price	Date of sale
1	57 Gellibrand St PORTARLINGTON 3223	\$350,000	26/08/2024
2	102 Sproat St PORTARLINGTON 3223	\$531,308	16/02/2024
3	39 Hargreaves St PORTARLINGTON 3223	\$425,000	03/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	26/11/2024 14:26













Property Type: Land Land Size: 592 sqm approx

Agent Comments

Indicative Selling Price \$399,000 - \$438,900 **Median Land Price** 26/11/2023 - 25/11/2024: \$580,000

Comparable Properties



57 Gellibrand St PORTARLINGTON 3223 (REI/VG)







Price: \$350,000 Method: Private Sale Date: 26/08/2024 Property Type: Land

Land Size: 285 sqm approx

Agent Comments

102 Sproat St PORTARLINGTON 3223 (VG)





Price: \$531,308 Method: Sale





Agent Comments

Agent Comments

Date: 16/02/2024 Property Type: Land Land Size: 557 sqm approx

39 Hargreaves St PORTARLINGTON 3223 (VG)









Price: \$425,000 Method: Sale Date: 03/02/2024 Property Type: Land Land Size: 308 sqm approx

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326





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