

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 & \$438,900

Median sale price

Median price \$580,000 Property Type Vacant land Suburb Portarlington

Period - From 26/11/2023 to 25/11/2024 Source 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	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 comparable properties 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)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 26/08/2024
Property Type: Land
Land Size: 285 sqm approx

102 Sproat St PORTARLINGTON 3223 (VG)

Agent Comments



Price: \$531,308
Method: Sale
Date: 16/02/2024
Property Type: Land
Land Size: 557 sqm approx

39 Hargreaves St PORTARLINGTON 3223 (VG)

Agent Comments



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

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