

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

20 Sherwood Crescent 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

\$719,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$295,000

Property type

Land

Suburb

Portarlington

Period-from

01 Dec 2019

to

30 Nov 2020

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

10 Sherwood Crescent Portarlington VIC 3223	\$640,000	27-Oct-20
6 Lincoln Drive Portarlington VIC 3223	\$622,000	28-Feb-20
6 Keith Court Portarlington VIC 3223	\$705,000	04-Sep-19

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: 23 December 2020

 <p>STAGE 3 RESTRICTIONS IN PLACE</p> <p>FOR VIEWING OPTIONS PLEASE CONTACT THE AGENT ON THIS PROPERTY</p> <p>See us on the page Stockdale & Leggo CoreLogic</p>	10 Sherwood Crescent Portarlington VIC 3223	Sold Price	^{RS} \$640,000	Sold Date 27-Oct-20
	 3  1  3			Distance 0.09km
	6 Lincoln Drive Portarlington VIC 3223	Sold Price	\$622,000	Sold Date 28-Feb-20
	 3  1  2			Distance 0.18km
	6 Keith Court Portarlington VIC 3223	Sold Price	\$705,000	Sold Date 04-Sep-19
	 4  3  2			Distance 0.44km

RS = Recent sale

UN = Undisclosed Sale

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