

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

21 Portland Flat Road Gordon VIC 3345

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

\$769,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Farm

Suburb

Gordon

Period-from

01 Dec 2018

to

30 Nov 2019

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

35 Evergreen Way Gordon VIC 3345	\$695,002	04-Jul-18
1251 Old Melbourne Road Gordon VIC 3345	\$770,000	30-Mar-19
58 Sharrocks Road Mount Egerton VIC 3352	\$700,000	03-Oct-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: 12 December 2019

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35 Evergreen Way Gordon VIC 3345

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Sold Price

\$695,002

Sold Date

04-Jul-18

Distance

0.98km

1251 Old Melbourne Road Gordon VIC 3345

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Sold Price

\$770,000

Sold Date

30-Mar-19

Distance

1.59km

58 Sharrocks Road Mount Egerton VIC 3352

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Sold Price

\$700,000

Sold Date

03-Oct-19

Distance

3.73km

RS = Recent sale

UN = Undisclosed Sale

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