

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 or
locality and postcode

Lot 121, Panorama Portarlinton, Portarlinton, 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 \$369,000

or range between \$

&

\$

Median sale price

Median price \$375,000

Property type Land

Suburb Portarlinton

Period - From 01 Nov 2020

to

31 Oct 2021

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

1. 84 Smythe Street, Portarlinton VIC 3223	\$440,000	06-Apr-21
2. 66 Smythe Street, Portarlinton VIC 3223	\$400,000	20-Jan-21
3. 97 Sproat Street, Portarlinton VIC 3223	\$400,000	01-Jul-21

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: 04 November 2021