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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

9 Smythe Street Portarlington VIC 3223

 5    3    2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$775,000

## Median Sale Price

\$607,500 Houses in Portarlington between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

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.



|                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
| <b>22 Bermuda Drive Portarlington VIC 3223</b>                                                                                                                                                                                                                    | Sold Price | <b>\$785,000</b> | Sold Date | <b>23-Oct-18</b> |
|  4  2  2 |            |                  | Distance  | <b>0.69km</b>    |



|                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
| <b>16 Hawthorn Street Portarlington VIC 3223</b>                                                                                                                                                                                                                  | Sold Price | <b>\$745,000</b> | Sold Date | <b>12-Jun-18</b> |
|  3  3  2 |            |                  | Distance  | <b>0.77km</b>    |



|                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
| <b>72 Point Richards Road Portarlington VIC 3223</b>                                                                                                                                                                                                              | Sold Price | <b>\$716,000</b> | Sold Date | <b>02-Mar-18</b> |
|  4  2  2 |            |                  | Distance  | <b>1.15km</b>    |

**RS** = Recent sale

**UN** = Undisclosed Sale

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