

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 107 Franklin Road, Portsea VIC 3944

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$2,900,000 Property type House Suburb Portsea VIC 3944

Period - From 01/08/2020 to 31/07/2021 Source CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
52 Durcell Avenue, Portsea VIC 3944	\$1,650,000	19/05/2021
125 Back Beach Road, Portsea VIC 3944	\$1,650,000	24/05/2021
2 Janet Court, Portsea VIC 3944	\$1,610,000	15/06/2021

This Statement of Information was prepared on: 28/10/2021