

## 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

9 THE PANORAMA PORTARLINGTON VIC 3223

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,175,000

&

\$1,225,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$937,500

Property type

House

Suburb

Portarlington

Period-from

01 Jul 2022

to

30 Jun 2023

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

21 FORSYTHE COURT PORTARLINGTON VIC 3223	\$1,300,000	18-Feb-22
47 FISHER STREET PORTARLINGTON VIC 3223	\$1,285,000	19-May-22
2 TURNER COURT PORTARLINGTON VIC 3223	\$1,280,000	28-Jan-23

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: 11 July 2023



**21 FORSYTHE COURT  
 PORTARLINGTON VIC 3223**

3 2 2

Sold Price **\$1,300,000** Sold Date **18-Feb-22**

Distance **0.42km**



**47 FISHER STREET  
 PORTARLINGTON VIC 3223**

4 1 4

Sold Price **\$1,285,000** Sold Date **19-May-22**

Distance **1km**



**2 TURNER COURT  
 PORTARLINGTON VIC 3223**

3 2 2

Sold Price **\$1,280,000** Sold Date **28-Jan-23**

Distance **1.04km**

RS = Recent sale      UN = Undisclosed Sale

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