

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

105 Sproat Street Portarlington 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

or range
between

\$269,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$333,500

Property type

Land

Suburb

Portarlington

Period-from

01 Jun 2019

to

31 May 2020

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

33 Bel Air Drive Portarlington VIC 3223	\$330,000	10-Oct-19
195B Tower Road Portarlington VIC 3223	\$272,500	22-May-20
199 Tower Road Portarlington VIC 3223	\$265,000	16-Feb-20

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: 10 June 2020



33 Bel Air Drive Portarlington VIC 3223

Sold Price

\$330,000

Sold Date

10-Oct-19



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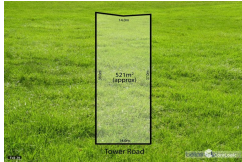
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Distance

0.15km



195B Tower Road Portarlington VIC 3223

Sold Price

^{RS} **\$272,500**

Sold Date

22-May-20



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Distance

0.46km



199 Tower Road Portarlington VIC 3223

Sold Price

\$265,000

Sold Date

16-Feb-20



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Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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