

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

40 Point Richards Road 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

\$1,150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$297,500

Property type

Land

Suburb

Portarlington

Period-from

01 Jan 2020

to

31 Dec 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

15 Danielle Court Portarlington VIC 3223	\$1,075,000	08-Jan-21
17 Nottingham Street Portarlington VIC 3223	\$1,300,000	26-Dec-20
70 Smythe Street Portarlington VIC 3223	\$1,015,000	20-Nov-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: 16 January 2021



15 Danielle Court Portarlington VIC 3223

Sold Price

^{RS}

\$1,075,000

Sold Date

08-Jan-21



4



3



4

Distance

0.41km



17 Nottingham Street Portarlington VIC 3223

Sold Price

^{RS}

\$1,300,000

Sold Date

26-Dec-20



4



2



3

Distance

1.41km



70 Smythe Street Portarlington VIC 3223

Sold Price

^{RS}

\$1,015,000

Sold Date

20-Nov-20



4



3



2

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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