

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 Sunset Boulevard 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

*House

X

*Unit

Suburb

Portarlington

Period-from

01 Mar 2018

to

28 Feb 2019

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

12 Fairfax Street Portarlington VIC 3223	\$720,000	29-Mar-18
200 The Esplanade Indented Head VIC 3223	\$720,000	07-Nov-18
3 Drysdale Street Portarlington VIC 3223	\$750,000	16-May-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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12 Fairfax Street Portarlington VIC 3223

3 2 1

Sold Price

\$720,000

Sold Date

29-Mar-18

Distance

1.41km



200 The Esplanade Indented Head VIC 3223

3 1 2

Sold Price

Sold Date

07-Nov-18

Distance

1.67km

3 Drysdale Street Portarlington VIC 3223

3 2 2

Sold Price

\$750,000

Sold Date

16-May-18

Distance

2.03km

RS = Recent sale

UN = Undisclosed Sale

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