

## 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

35 FLAGSTAFF DRIVE PORTARLINGTON VIC 3223

### Indicative selling price

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

Single Price

or range  
between

\$830,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Portarlington

Period-from

01 Mar 2023

to

29 Feb 2024

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 233 TOWER ROAD PORTARLINGTON VIC 3223         | \$880,000 | 22-Jan-24 |
| 25 FLAGSTAFF DRIVE PORTARLINGTON VIC 3223     | \$920,000 | 14-Aug-23 |
| 37 SAN FERNANDO AVENUE PORTARLINGTON VIC 3223 | \$792,000 | 17-Aug-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: 28 March 2024



**233 TOWER ROAD  
PORTARLINGTON VIC 3223**

 4  2  2

Sold Price **\$880,000** Sold Date **22-Jan-24**

Distance **0.25km**



**25 FLAGSTAFF DRIVE  
PORTARLINGTON VIC 3223**

 4  2  2

Sold Price **\$920,000** Sold Date **14-Aug-23**

Distance **0.09km**



**37 SAN FERNANDO AVENUE  
PORTARLINGTON VIC 3223**

 3  2  2

Sold Price **\$792,000** Sold Date **17-Aug-23**

Distance **0.36km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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