

**Single residential property located outside the
Melbourne metropolitan area**Section 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb or locality and postcode

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

or range between \$

&

\$ **Median sale price**Median price Property type Suburb Period - From

to

Source **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
Lot 322 Coogee Vista, Portarlington VIC 3223	\$625,000	27-Apr-22
Lot 319 Coogee Vista, Portarlington VIC 3223	\$625,000	09-Aug-22
Lot 318 Coogee Vista, Portarlington VIC 3223	\$670,000	01-Apr-22

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: