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

8 Bel Air Drive 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	\$459,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$306,000	Prop	erty type	ty type Land		Suburb	Portarlington
Period-from	01 Mar 2020	to	28 Feb 2	2021	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
93 Sproat Street Portarlington VIC 3223	\$412,500	01-Feb-20
54 Smythe Street Portarlington VIC 3223	\$415,000	25-Jan-21
19 Tower Road Portarlington VIC 3223	\$430,000	18-Feb-21

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: 25 March 2021





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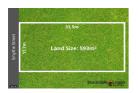
93 Sproat Street Portarlington VIC Sold Price 3223

\$412,500 Sold Date **01-Feb-20**

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Distance **0.1km**



54 Smythe Street Portarlington VIC Sold Price **3223**

\$415,000 Sold Date **25-Jan-21**

Distance 0.29km

Palatahanan Palatajan lauria ani Ferrana

19 Tower Road Portarlington VIC 3223

Sold Price

RS \$430,000 Sold Date 18-Feb-21

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Distance 1.54km

RS = Recent sale

UN = Undisclosed Sale

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