

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 or locality and postcode

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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: