

# 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

30 Clarke Street, Portarlington, Vic 3223

### Indicative selling price

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

Single price \$1,950,000

### Median sale price

Median price

\$826,250

Property type

House

Suburb

Portarlington

Period - From

01/09/2024

to

30/11/2024

Source



PropTrack

### 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 eighteen 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
19 Gellibrand Street, Portarlington, VIC 3223	\$1,425,000	14/07/2024
26 Reaby Street, Portarlington, VIC 3223	\$1,600,000	06/05/2024
221 The Esplanade, Indented Head, VIC 3223	\$1,870,000	02/09/2023

**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 eighteen months.

This Statement of Information was prepared on: 05/12/2024