

Daniel Lamanna  
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Section 47AF of the Estate Agents Act 1980

## Offered for Sale

26 Sunset Boulevard Portarlington VIC 3223

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## Indicative Selling Price

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

Single Price \$525,000

## Median Sale Price

\$622,500 in Portarlington between 01 Jun 2018 - 28 Feb 2019 Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**10 Warner Street Indented Head  
VIC 3223**

Sold Price

**\$500,000**

Sold Date

**19-Sep-18**

 3  1  2

Distance

**3.01km**



**94 Sproat Street Portarlington VIC  
3223**

Sold Price

Sold Date

**02-Oct-18**

 3  1  1

Distance

**3.19km**



**24 Ibbotson Street Indented Head  
VIC 3223**

Sold Price

Sold Date

**23-Jun-18**

 2  1  2

Distance

**3.39km**

RS = Recent sale

UN = Undisclosed Sale

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<b>32 Welfare Street Portarlington VIC Sold Price</b>	<b>\$540,000</b>	Sold Date	<b>11-Aug-18</b>
<b>3223</b>			
3	1	2	
		Distance	<b>3.52km</b>

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

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