

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

11A Welfare Street Portarlinton 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

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Other

Suburb

Portarlinton

Period-from

01 Jul 2020

to

30 Jun 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

30 Alison Street Portarlinton VIC 3223	\$585,000	16-Feb-21
193 Point Richards Road Portarlinton VIC 3223	\$592,000	19-Mar-21
11 San Fernando Avenue Portarlinton VIC 3223	\$500,000	14-Apr-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: 26 July 2021



30 Alison Street Portarlington VIC 3223

Sold Price

\$585,000

Sold Date

16-Feb-21



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Distance

0.62km



193 Point Richards Road Portarlington VIC 3223

Sold Price

^{RS}

\$592,000

Sold Date

19-Mar-21



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Distance

1.03km



11 San Fernando Avenue Portarlington VIC 3223

Sold Price

^{RS}

\$500,000

Sold Date

14-Apr-21



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Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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