

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

85 Stevens Street, Portarlington Vic 3223

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$625,000 & \$685,000

Median sale price

Median price \$870,000 Property Type House Suburb Portarlington

Period - From 01/04/2021 to 30/06/2021 Source REIV

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
1	59 Smythe St PORTARLINGTON 3223	\$635,000	14/03/2021
2	20 Evandale Av PORTARLINGTON 3223	\$620,000	08/01/2021
3	87 Sproat St PORTARLINGTON 3223	\$610,000	30/09/2020

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:

06/09/2021 09:48

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Indicative Selling Price

\$625,000 - \$685,000

Median House Price

June quarter 2021: \$870,000



Property Type: House (Previously Occupied - Detached)

Land Size: 608 sqm approx

Agent Comments

Comparable Properties

59 Smythe St PORTARLINGTON 3223 (VG)

Agent Comments



Price: \$635,000

Method: Sale

Date: 14/03/2021

Property Type: House (Res)

Land Size: 766 sqm approx

20 Evandale Av PORTARLINGTON 3223 (VG)

Agent Comments



Price: \$620,000

Method: Sale

Date: 08/01/2021

Property Type: House (Res)

Land Size: 591 sqm approx

87 Sproat St PORTARLINGTON 3223 (VG)

Agent Comments



Price: \$610,000

Method: Sale

Date: 30/09/2020

Property Type: Land

Land Size: 721 sqm approx