

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

109 The Esplanade, Portarlington 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 \$1,550,000

or range between \$

&

\$

Median sale price

Median price \$1,075,000

Property type 4-bedroom home

Suburb Portarlington

Period - From February 2023

to

January 2024

Source Realestate.com.au

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

Address of comparable property	Price	Date of sale
113 The Esplanade, Portarlington	\$ 1,553,000	Feb 2023
109 The Esplanade, Portarlington	\$ 1,470,000	Jul 2021
118 The Esplanade, Portarlington	\$ 1,305,000	Jan 2021

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: 23rd February 2024