



Statement of Information

**Single residential property located outside
the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

11 CARCOOLA CRESCENT PORTLAND

Indicative selling price

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

PRICE \$525,000

Median sale price

Median price \$500,000 *House LAND Suburb or locality PORTLAND

Period - From 13/06/2023 to 13/06/2024 Source PRICEFINDER

Comparable property sales

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 17 COASTAL COURT PORTLAND	\$525,000	28/08/23
2 9 HORATIO COURT PORTLAND	\$465,000	11/09/23
3 5 VICTORY COURT PORTLAND	\$500,000	24/10/23

This Statement of Information was prepared on 13/06/2024