

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

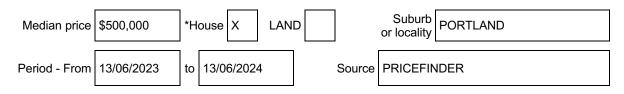
11 CARCOOLA CRESCENT PORTLAND

Indicative selling price

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

PRICE \$525,000

Median sale price



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