# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

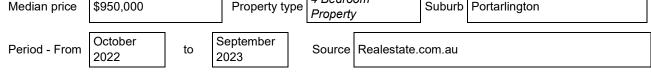
Address Including suburb or locality and postcode

114 Ramblers Road, Portarlington VIC

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Sin	igle price	\$	0	r range betwe	en \$1,8,000	,000	&	\$1,900,000			
edian sale price											
ledian price	\$950,00	0	Prope	rty type	droom	Subur	b Portarlingtor	1			



### 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
62 Ramblers Road, Portarlington	\$1,600,000	August '23
10-12 Franzel Ave, Portarlington	\$2,831,000	February '22
22 Ramblers Road, Portarlington	\$1,660,000	February '22

OR

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**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: 28th October 2023

