

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)

Single price \$ or range between \$1,8,000,000 & \$1,900,000

Median sale price

Median price \$950,000

Property type 4 Bedroom Property

Suburb Portarlington

Period - From October 2022

to

September 2023

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

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

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