



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

179 DUTTON WAY BOLWARRA

Indicative selling price

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

PRICE \$895,000

Median sale price

Median price 705,000 *House LAND Suburb or locality PORTLAND

Period - From 26/05/2023 to 26/05/2024 Source PRICE FINDER

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	510 DUTTONWAY BOLWARRA – Single title 1017m2	\$545,000	07/07/2023
2	13 OCEANVIEW AVE BOLWARRA – 4254m2 single title	\$1,300,000	02/02/2024
3	288 DUTTONWAY BOLWARRA – Block 760m2	\$285,000	20/04/2024

This Statement of Information was prepared on 26/05/2024