



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 220 BERRYS ROAD GORAE PORTLAND 3305

Indicative selling price

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

PRICE \$725,000

Median sale price

(*Delete house or unit as applicable)

Median price n/a *House LAND Suburb or locality GORAE PORTLAND
Period - From 21/10/21 to 15/02/23 Source realestate.com.au

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
1	82 BERRYS ROAD GORAE	\$900,000	16/06/22
2	153 CALEDONIAN HILL BOLWARRA	\$850,000	07/03/22
3	92 BERRYS ROAD GORAE VACANT LAND WITH SHED	\$475,000	16/08/21