

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

32 Seaforth Drive, Portarlington

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 \$1,250,000 & \$1,260,000

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

5 Gellibrand Street, Portarlington

\$1,125,000

5th October '23

2 Bermuda Drive, Portarlington

\$1,160,000

13th August '23

14 Drysdale Ave, Portarlington

\$1,210,000

22nd February '23

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: 27th October 2023