

# 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

33 Hood Road, Portarlington VIC 3223
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### Indicative selling price

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

Single price  or range between \$845,000 & \$865,000

### Median sale price

Median price \$900,000 Property type 3-bedroom home Suburb Portarlington

Period - From February 2023 to January 2024 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
38 Willis Street, Portarlington	\$ 970,000	Dec 2023
73 Fenwick Street, Portarlington	\$ 1,030,000	Oct 2023
14 Payne Street, Portarlington	\$ 870,000	March 2023

**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: 7<sup>th</sup> February 2024