

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

37 Hood Road, Portarlington VIC 3223

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 \$950,000 & \$970,000

Median sale price

Median price \$1,065,000 Property type 4-bedroom home Suburb Portarlington

Period - From March 2023 to February 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 |
| 109 The Esplanade, Portarlington | \$ 1,030,000 | Oct 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: 4th March 2024