



## 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

43 MUST ST PORTLAND

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

PRICE \$640,000

### Median sale price

Median price \$420,000 \*House  LAND

Suburb  
or locality PORTLAND

Period - From 5/01/23 to 05/01/24

Source realestate.com.au

### 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	4 BARRETT COURT PORTLAND	\$678,000	18/10/23
2	14 CONNEMARA COURT PORTLAND	\$625,000	14/12/23
3	10 VALENTE COURT PORTLAND	\$600,000	24/05/23

This Statement of Information was prepared on 05/01/24