



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

9 CARCOOLA CRESCENT PORTLAND

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

PRICE \$430,000

Median sale price

Median price \$427,000

*House

LAND

Suburb
or locality

PORTLAND

Period - From 7/9/2021

to 7/9/2022

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	320 EDGAR STREET PORTLAND	\$420,000	30/06/23
2	70 KING STREET PORTLAND	\$440,000	18/11/22
3	119 CHILDERS STREET PORTLAND	\$415,000	30/11/22

This Statement of Information was prepared on 26/02/2024