

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 92 Elizabeth Road, Portsea Vic 3944

Indicative selling price

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

Range between \$3,500,000 & \$3,850,000

Median sale price

Median price \$3,440,000 Property Type House Suburb Portsea

Period - From 05/03/2023 to 04/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

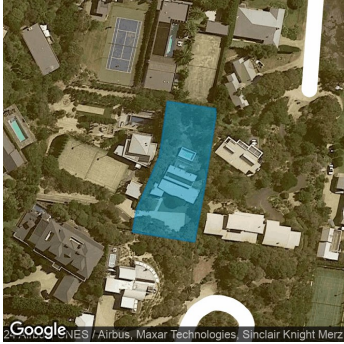
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	7 Grosvenor Ct PORTSEA 3944	\$3,887,500	10/12/2023
2	26 Leyden Av PORTSEA 3944	\$3,800,000	21/01/2024
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 05/03/2024 10:28



Property Type: House (New - Detached)

Land Size: 1510 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$3,500,000 - \$3,850,000

Median House Price

05/03/2023 - 04/03/2024: \$3,440,000

Comparable Properties



7 Grosvenor Ct PORTSEA 3944 (REI/VG)

[Agent Comments](#)



Price: \$3,887,500

Method: Auction Sale

Date: 10/12/2023

Property Type: House (Res)

Land Size: 1116 sqm approx



26 Leyden Av PORTSEA 3944 (REI)

[Agent Comments](#)



Price: \$3,800,000

Method: Private Sale

Date: 21/01/2024

Property Type: House

Land Size: 1104 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Marshall White | P: 03 9822 9999



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