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 and postcode	2 The Panorama 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	$550,000	&	$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$612,500	Property type	House	Suburb	Portarlington
Period-from	01 Nov 2018	to	31 Oct 2019	Source	Corelogic

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
11 The Panorama Portarlington VIC 3223	$625,000	04-Aug-18
41 Flagstaff Drive Portarlington VIC 3223	$575,000	20-Apr-18
77 The Rise Portarlington VIC 3223	$545,000	17-Jan-19

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: 12 November 2019

NEVILLE RICHARDS

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11 The Panorama Portarlington VIC 3223

4 2 2

Sold Price **$625,000** Sold Date **04-Aug-18**

Distance **0.09km**



41 Flagstaff Drive Portarlington VIC 3223

3 2 2

Sold Price **$575,000** Sold Date **20-Apr-18**

Distance **0.55km**



77 The Rise Portarlington VIC 3223

3 2 2

Sold Price **$545,000** Sold Date **17-Jan-19**

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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