

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

10 Morala Court Portarlington VIC 3223
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$749,000

 or range between

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 &

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Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

 Property type

House

 Suburb

Portarlington

Period-from

01 Feb 2020

 to

31 Jan 2021

 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
3 Forsythe Court Portarlington VIC 3223	\$750,000	06-Feb-20
1 Friar Court Portarlington VIC 3223	\$765,000	28-Jan-21
118 Sproat Street Portarlington VIC 3223	\$740,000	06-Nov-20

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: 23 February 2021



3 Forsythe Court Portarlington VIC 3223 Sold Price **\$750,000** Sold Date **06-Feb-20**
 Distance **0.53km**

3 3 3



1 Friar Court Portarlington VIC 3223 Sold Price ^{RS} **\$765,000** Sold Date **28-Jan-21**
 Distance **0.58km**

3 1 2



118 Sproat Street Portarlington VIC 3223 Sold Price **\$740,000** Sold Date **06-Nov-20**
 Distance **0.64km**

3 2 2

RS = Recent sale UN = Undisclosed Sale

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