



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

Indicative selling price

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

PRICE

Median sale price

(*Delete house or unit as applicable)

Median price *House LAND Suburb or locality
Period - From to Source

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
1	LOT 3 FRANKS COURT PORTLAND	\$167,500	16/2/21
2	LOT 8 FRANKS COURT PORTLAND	\$175,000	03/03/21
3	177 BENTINCK STREET PORTLAND	\$245,000	05/02/20