

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 29a Welfare Street, Portarlington VIC 3223

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)

Single price \$719,000 or range between \$* & \$

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$495,000 *House *unit Suburb or locality Portarlington

Period - From 1 August 2016 to 21 August 2017 Source Realestate.com

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 15C High Street, Portarlington | \$710,000 | September 2016 |
| 2 1/15 Stevens Street, Portarlington | \$650,000 | December 2016 |
| 3 5/313 The Esplanade, Indented Head | \$710,000 | June 2017 |

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.~~