

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 175-177 Newcombe Street, Portarlington Vic 3223

Including suburb 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 \$*579,000 or range between \$* & \$

Median sale price

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

Median price \$555,000 *House *unit Suburb Portarliington

Period - From July 2017 to July 2017 Source REA

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 27 Drysdale Street Portarlington	\$555,000	13Apr17
2 167 Newcombe Street Portarlington	\$555,000	7May2015
3 65 Clarke Street Portarlington	\$580,000	19June2017

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.