



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

9005 PRINCES HIGHWAY BOLWARRA PORTLAND

Indicative selling price: \$1,035,000

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price \$530,000

*House

LAND

Suburb
or locality PORTLAND

Period - From 03/08/22

to 03/08/23

Source PRICEFINDER

Comparable property sales

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	279 HANLON PARADE PORTLAND	\$820,000	18/12/22
2	21 SEAVIEW TERRACE PORTLAND (VACANT LAND 1130M2)	\$750,000	1/2/23
3	9 SEAVIEW TERRACE PORTLAND	\$990,000	21/12/22

This Statement of Information was prepared on 03/08/2023