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	25 SEAVIEW TERRACE PORTLAND

Indicative selling price

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

PRICE	$415,000

Median sale price

Median price	n/a	*House		LAND	X	Suburb or locality	PORTLAND
Period - From	23/08/22	to	23/08/23	Source	realestate.com.au		

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

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 VACANT LAND	Price	Date of sale
1	LOT 3/1 SEAVIEW TERRACE PORTLAND	$530,000	3/07/23
2	1680 BRIDGEWATER ROAD, CAPE BRIDGEWATER	$840,000	22/6/22
3	21 SEAVIEW TERRACE PORTLAND. 1176 M2	$750,000	23/2/23

This Statement of Information was prepared on 23/08/23