



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

8 WHALER COURT PORTLAND

Indicative selling price

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

PRICE \$2,200,000 - \$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median price \$450,000

*House

LAND

Suburb
or locality PORTLAND

Period - From 16/03/2022 to 16/03/2023

Source realestate.com.au

Comparable property sales

A* These are the three properties sold 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	29 FLINDERS STREET CAPE BRIDGEWATER 3305	\$2,250,000	17/12/21
2	2 WILKINS LANE BOLWARRA 3305	\$1,400,000	20/10/22
3	9 SEAVIEW TERRACE (TOWNHOUSE 500M2)	\$990,000	21/12/22

This Statement of Information was prepared on 16/03/2023