



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

3 BEAVIS ROAD PORTLAND

Indicative selling price

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

PRICE \$875,000

Median sale price

Median price n/a *House LAND Suburb or locality PORTLAND

Period - From 8/8/23 to 8/8/24 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	Price	Date of sale
1	119 DOUGHERTIES ROAD PORTLAND	\$1,025,000	1/3/24
2	9005 PRINCES HWY PORTLAND	\$990,000	4/3/24
3	65 DALWOOD LANE PORTLAND	\$880,000	20/3/23

This Statement of Information was prepared on 8/8/2024